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| Address: | UCL Laws Bentham House 4-8 Endsleigh Gardens London WC1H 0EG | | 11 |
| Application Number: | 2014/5034/P | Officer: Gavin Sexton | |
| Ward: | Bloomsbury | | |
| Date Received: | 05/08/2014 | | |
| Proposal: Enlargement and external alterations, including recladding and the addition of one storey to the Gideon Schreier wing, new five storey rear extension and associated provision of external cycle parking and landscaping, following substantial demolition of Gideon Schreier Wing; all in association with the refurbishment of the existing university building (Use Class D1). | | | |
| Drawing Numbers: 3000_L_010 rev. P3 Location Plan; Existing drawings: (prefix 3000_L_): 047 rev. P3 Basement, 048 rev. P3 Basement Mezzanine, 049 rev. P3 Lower Ground floor, 050 rev. P3 Ground floor, 051 rev. P3 First floor, 052 rev. P3 Second floor, 053 rev. P3 Third floor, 054 rev. P3 Fourth floor, 055 rev. P3 Fifth floor, 056 rev. P1 Roof, 147 rev. P3 South West Elevation, 148 rev. P3 South East Elevation, 149 rev. P1 North East Elevation, 150 rev. P3 Section AA, 151 rev. P3 Section BB, 152 rev. P3 Section CC, 154 rev. P3 Section EE; Demolition drawings (Prefix 3000_L_): 067 rev. P3 Basement, 068 rev. P3 Basement Mezzanine, 069 rev. P3 Lower Ground floor, 070 rev. P3 Ground floor, 071 rev. P3 First floor, 072 rev. P3 Second floor, 073 rev. P3 Third floor, 074 rev. P5 Fourth floor, 075 rev. P3 Fifth floor, 076 rev. P1 Roof, 170 rev. P3 Section AA, 171 rev. P3 Section BB, 172 rev. P5 Section EE; Proposed drawings: (prefix 3000_L_): 097 rev. P10 Basement, 098 rev. P10 Basement Mezzanine, 099 rev. P10 Lower Ground floor, 100 rev. P12 Ground floor, 101 rev. P11 First floor, 102 rev. P11 Second floor, 103 rev. P12 Third floor, 104 rev. P12 Fourth floor, 105 rev. P13 Fifth floor, 106 rev. P6 Roof, 197 rev. P7 South West Elevation, 198 rev. P5 South East Elevation, 199 rev. P3 North East elevation, 200 rev. P5 Section AA, 201 rev. P6 Section BB, 202 rev. P7 Section CC, 204 rev. P5 Section EE, 400 rev. P3 South West Elevation Bay Study, 401 rev. P3 South East Elevation Bay Study, 402 rev. P3 Courtyard Elevation Bay Study, 403 rev. P3 North West Elevation Bay Study, 500 rev. P4 Typical Atrium Layout 01, 501 rev. P6 Typical Atrium Layout 02, 700 rev. P3 Reception Bentham House; Details (prefix 3000_A_): 1000 rev. P1 Gideon Schreier Wing - Sections, 1001 rev. P1 Gideon Schreier Wing - Details, 1002 rev. P3 Bentham House Roofscape Sections, 1003 rev. P1 Rear Extension and Atrium Sections, 1004 rev. P1 Rear Extension and Atrium - Details, 1050 rev. P4 Atrium window alterations Sections, 1051 rev. P1 Hub Stairs. Supporting documents: Ecology and Biodiversity Statement by Thompson Ecology report no.APBH102 rev02 4/08/2014; Transport Statement by Icen August 2014; Heritage statement by Alan Baxter Associates dated Aug 2014; Noise Impact Assessment by Sandy Brown consultants 14109-R02-B dated 31 July 2014; Design & Access statement by Levitt Bernstein dated August 2014; Plant location details 031430/M203/00 & 031430/M208/00. | | | |

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| RECOMMENDATION SUMMARY: Grant conditional planning permission subject to s106 legal agreement. | | |
| Related Application | Yes. | |
| Date of Application: | 5th August 2014. | |
| Application Number: | 2014/5044/L | 12 |
| Proposal: External and internal alterations to Bentham House including re-organisation of ground floor reception and circulation spaces, alterations to existing windows to create a new entrance lobby and link to new rear extension and associated works; all in association with the refurbishment of the existing university building. | | |
| Drawing numbers: As above. | | |
| RECOMMENDATION SUMMARY: Grant conditional listed building consent | | |
| Applicant: | Agent: | |
| UCL c/o agents Athene Place, 66 Shoe Lane, London EC4A 3BQ | Drivers Jonas Deloitte Deloitte Real Estate Athene Place, 66 Shoe Lane, London EC4A 3BQ | |

ANALYSIS INFORMATION

| Land Use Details: | | | |
|-------------------|---------------------------------------|-----------------|--|
| | Use Class | Use Description | Floorspace |
| Existing | <i>D1 Non-Residential Institution</i> | | <i>5694 m² (GEA)</i> |
| Proposed | <i>D1 Non-Residential Institution</i> | | <i>7062m² (increase of 1,368 m² GEA)</i> |

OFFICERS' REPORT

Reason for Referral to Committee: This application is referred to the Development Control Committee because it proposes a major development of more than 1000sqm non-residential floorspace [clause 3(i)].

Members are advised that the Council are required to determine 'Major Developments' within 13 weeks. The 13 week statutory deadline for determination of this application is 4th November 2014.

1. SITE

- 1.1 The Site is located at the corner of Endsleigh Gardens and Endsleigh Street, to the east of UCL's core Bloomsbury campus. The site is bounded by Endsleigh Gardens to the north, the Euston Plaza Hilton Hotel to the east, a Grade II listed terrace to the south and Endsleigh Street to the west.
- 1.2 The site comprises Bentham house on the corner of Endsleigh Street and Endsleigh Gardens and the adjoining Gideon Scheier Wing at 1-2 Endsleigh Street. Bentham House was listed at Grade II in May 2014 and was previously identified as a 'positive contributor' to the Bloomsbury Conservation Area.
- 1.3 The north and west elevations of Bentham House are in Art Deco style. Bentham House has a raised corner block defining the principal entrance and giving the design prominence in the streetscape. The raised corner tower element has six

stone carved panels, with their six different depictions of 'the worker'. The panels were the work of the sculptor Esmond Burton. The building was constructed of high-quality materials with good quality workmanship and externally this includes the Portland stone exterior to the façades fronting the street and some surviving brass-framed windows. To the rear a two storey extension houses the Moot Court for the law students. The rear elevations are executed in brick with simple Portland stone detailing at the upper levels and to the Moot Court.

- 1.4 The surrounding area comprises a mix of land uses, including residential, commercial, hotel, retail and institutional (Use Class D1) uses, including a number of buildings occupied by UCL. The nearest public open spaces are Gordon Square and Tavistock Square to the south west.
- 1.5 The Site has a TfL Public Transport Accessibility Level (PTAL) rating of 6b, indicating excellent access to the location by public transport. Euston, Euston Square and King's Cross Stations are all easily accessible by walking. The site is also served by a number of bus routes running along Upper Woburn Place, Gower Street and Euston Road, as well as a number of local cycle routes. The nearest Barclays Cycle Hire Docking Station is located outside the property on Endsleigh Gardens.
- 1.6 The site is situated within the Central London Area and in the Bloomsbury Conservation Area. It is also located within the Lateral Assessment Area of the Protected View from Primrose Hill summit to St Paul's Cathedral (albeit the existing building falls well below the threshold height of the view).
- 1.7 To the south of the Faculty buildings is what remains of a Grade II Listed terraced row, developed in the late Georgian era (assumed to be late 1820s) by master builder Thomas Cubitt, who developed both sides of Endsleigh Street. The Gideon Schreier Wing, formerly Hillel House, replaced house numbers 1 and 2 of this terrace. Bentham House, formerly Thorne House, was constructed earlier, on the sites of three Cubitt townhouses facing onto Endsleigh Gardens.

2. THE PROPOSAL

UCL Masterplan and background to the proposals

- 2.1 UCL is embarking on an ambitious 10-15 year programme of renovation and redevelopment of its Bloomsbury campus in accordance with the vision of the UCL Masterplan vision. The Masterplan identifies a range of projects to implement this vision and deliver the best possible teaching and learning environment and investment is expected to be well in excess of £500 million.
- 2.2 The proposed re-development of LAWs faculty is a key element within the Masterplan project which is central to delivering the vision of improved facilities and the student experience, as well as creating a more distinctive and cohesive identity for the university.

Original

- 2.3 The proposals seek to demolish the front and rear elevations of the Gideon Scheier Wing (1-2 Endsleigh Gardens), re-clad the elevations and erect a 5 storey rear extension. A new 4 storey extension would link Bentham House and the Gideon Schreier Wing. Works to Bentham House comprise alterations to rear windows at first, second and third floor to provide openings into the new link block at each level and internal and external repairs and improvements.

Revision

- 2.4 The staff roof on the top floor of the link block was removed from the proposals. This reduced the amount of photovoltaic panels which could be accommodated at roof level.

3. RELEVANT HISTORY

Gideon Scheier Wing (originally 'Hillel House')

- 3.1 **April 1966** Permission granted for *“erection of a building comprising basement, lower ground, ground and four floors over, for use as a Students' Social Centre.”*
- 3.2 **July 2006:** Planning permission approved (2006/2513/P) for *“Alterations to existing entrance involving replacement of existing front entrance doors with new auto-sliding doors, and replacement of existing ramp with new ramp and handrails for disabled access to the existing educational building (Class D1).”*

Other recent significant/relevant UCL masterplan sites

Wates house (22 Gordon Street)

- 3.3 In August 2014 permission was granted subject to s106 (2014/3486/P) for *“Enlargement and external alterations, including erection of new 7th storey plus roof plant and alterations at 6th storey level, expansion of building footprint including a 7 storey side extension to the south, provision of external cycle parking and landscaping, following substantial demolition of the building, in association with its complete refurbishment to provide university accommodation (Use Class D1)”*

Wilkins Terrace (north cloister of Wilkins building): 2014/0357/P & 0373/L

- 3.4 In July 2014 listed building consent and planning permission were granted subject to s106 legal agreement for *“Erection of amenity terrace at ground floor, 'fourth facade' to northeast elevation and new access routes to altered refectory at lower ground floor; with associated works of demolition, alterations to service yard layout and openings in Wilkins building.”*

Lower Refectory (Donaldson Wing of the Wilkins Building) ref 2014/0329/P &

- 3.5 In July 2014 listed building consent and planning permission were granted subject to s106 legal agreement for *“Erection of single storey extension and refurbishment of lower ground floor refectory with associated alterations to openings to Wilkins building following works of demolition to existing refectory.”*

4. CONSULTATIONS

Statutory Consultees

4.1 English Heritage

- Bentham House is a robust and imposing institutional building which can accommodate a degree of change without significantly harming its architectural, historic and communal values.
- Pleased to see that the proposed staff room at fourth floor has been pulled back from its original location to reduce its visibility.
- There may however be some visibility of the lift overrun and we would welcome a reduction in height of this element if possible.

- The Gideon Schreier Wing is not included in the listing and has not been identified as a significant building in Bloomsbury Conservation Area Appraisal and Management Strategy. We therefore have no significant concerns with its proposed demolition.
- We welcome the contextual design approach and use of high-quality materials, which we consider would help preserve the character of the conservation area in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990.

4.2 Bloomsbury Conservation Area Advisory Committee

- The proposals as they stand would be harmful to both the listed building and to the conservation area.
- The proposed additional build at the rear of the property is excessively large. It completely fills in the centre of the block, disregarding the established pattern of tall buildings fronting the street with gardens and/or low extensions behind that preserve the leafy openness of the block centre. While not immediately visible from public space this quality is nonetheless enjoyed currently by the other surrounding buildings.
- We also feel that the proposal at the rear almost completely masks the existing rear facade of the listed building. While we appreciate the need for connectivity between the two law faculty properties we do not see why this connectivity needs to be on every floor right to the top of the building. A connection on the ground and first would surely serve the purpose. By internalising the existing facade its nature is completely changed and, as a cherished listed building, this is something to be avoided or minimised.
- Finally we feel that the proposed new building onto Endsleigh Street is a rather timid 'stripped down' version of Bentham House with none of the detail, inventiveness or spirit of the listed building which it seeks to become part of. It may be that a better approach would be brick and stone to create a building which complements Bentham House rather than simply diluting it.

Adjoining Occupiers

| | Original |
|---|----------|
| <i>Number of letters sent</i> | 7 |
| <i>Total number of responses received</i> | 0 |
| <i>Number of electronic responses</i> | 0 |
| <i>Number in support</i> | 0 |
| <i>Number of objections</i> | 0 |

- 4.3 A site notice was placed on 8th August 2014 for three weeks. An advertisement was placed in the Camden New Journal on 14th August 2014. No responses were received.

5. POLICIES

5.1 National Planning Policy Framework 2012 London Plan 2011

5.2 **LDF Core Strategy and Development Policies 2010**

CS1 Distribution of growth

CS2 Growth areas

CS5 Managing the impact of growth and development

CS10 Community Facilities

CS11 Promoting sustainable and efficient travel

CS13 Tackling climate change

CS14 Promoting high quality places and conserving our heritage

CS15 Protecting and improving our parks and open spaces

CS16 Improving Camden's health and wellbeing

CS18 Dealing with our waste and encouraging recycling

CS19 Delivering and monitoring the Core Strategy

DP1 Mixed use development

DP15 Community and leisure uses

DP16 The transport implications of development

DP17 Walking, cycling and public transport

DP20 Movement of goods and materials

DP21 Development connecting to the highway network

DP22 Promoting sustainable design and construction

DP23 Water

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

DP28 Noise and vibration

DP29 Improving access

DP31 Provision of, and improvements to, open space, sport and recreation

DP32 Air quality and Camden's Clear Zone

5.3 **Supplementary Planning Policies**

CPG1 Design

CPG3 Sustainability

CPG6 Amenity

CPG7 Transport

CPG8 Planning Obligations

5.4 **Bloomsbury Conservation Area Appraisal and Management Statement 2011**

6. **ASSESSMENT**

6.1 The principal consideration material to the determination of this application and summarised as follows:

- Land use
- Demolition and design
- Neighbour Amenity
- Transport
- Sustainability
- Other matters

Land use

6.2 Policy DP1 states that the Council will require a mix of uses in development where appropriate, in particular in the Central London Area. However the policy allows for exceptions where secondary uses, such as housing, are not appropriate. In particular, the supporting text (para 1.23) states that secondary uses may not be sought would they would be precluded by *"the operational requirements of a*

specialised use, such as a hospital or healthcare facility, or an academic, research or educational institution.” In this instance the refurbishment and enlargement of the existing building for continued use as an educational institution, where there is no practical capacity within the site to accommodate secondary uses, is considered to justify an exception to the policy requirement for mixed use. The land use proposals are therefore acceptable.

Design: overview

6.3 The key objectives of the development proposals are to secure more and better quality teaching and academic accommodation to meet the current and future requirements of the LAWs faculty. To achieve this, it is proposed to provide integrated facilities across Bentham House and the Gideon Schreier Wing. This would enable the faculty to make more efficient use of the existing buildings, and create new space in an extension to the rear of the existing building.

6.4 The proposals comprise the following works:

Gideon Schreier Wing

- Demolition of front and rear elevations
- Reconfiguration and re-cladding of the elevations
- Erection of new 5 storey rear extension
- Erection of 4 storey link block between Bentham House and the Gideon Schreier Wing.

Bentham house:

- Works to Bentham House comprise alterations to rear windows at first, second and third floor to provide openings into the new link block at each level and internal and external repairs and improvements

Design: Demolition works to Gideon Schreier wing

6.5 The Gideon Schreier Wing ('GS-wing') was opened in 1971 as student residences and has been occupied by UCL in conjunction with the use of Bentham House since 2005. However the two buildings were never intended to function as a single unit and the existing arrangement comprises physically separated spaces which are linked by complicated access routes via the only internal corridor link at first floor.

6.6 The majority of the development proposals are within the GS-wing which would be significantly altered to allow closer integration of the faculty accommodation with Bentham House. Externally, its strong visual presence on Endsleigh Street suggests a standalone function, which obscures the nature of its role in supporting the overall faculty.

6.7 The building was design by Richard Seifert, best known for his work in the borough on Centrepont and Euston Station. It is identified in the Bloomsbury Conservation Area Appraisal and Management Strategy as *“a modern insertion of neutral quality, comprising four storeys with projecting, arched concrete panels above which is of appropriate height and massing.”* The proposal would strip the existing building back to its concrete frame, add a new street elevation and extend it to the rear. Other than in its height and massing, the features of the existing building do not relate strongly to the character of the heritage assets around it or to the defining characteristics of the area. The retention of the internal structure is welcomed as a sustainable approach that will retain the embodied energy and reduce the levels of demolition and construction activity.

6.8 It is considered that other examples of Seifert's work are of greater architectural interest and importance and the demolition works are not resisted. Overall the works of demolition to the elevations would result in less than substantial harm to the conservation area and present an opportunity to enhance the conservation area from its current neutral contribution.

Design: Gideon Schreier replacement elevation

- 6.9 The proposed design of the replacement 1-2 Endsleigh Street frontage represents a considered and appropriate classically-based building lining Bentham House and the remaining part of the historic listed terrace to the south.
- 6.10 The design relates closely to Bentham House and is intended to reflect its institutional 'presence'. The existing projecting fascia would be replaced with one which restores the historic building line, flush with the listed buildings on either side. Punched hole windows would re-instate the vertical emphasis on the upper floors and their proportions and grouping reference the context of the adjacent terrace. Larger windows to the ground and lower ground teaching rooms indicate the presence of more public rooms within. At first floor a single projecting picture window would express the activities of the internal hub space and gives emphasis to the first floor, in keeping with traditional spatial hierarchy of London terrace houses.
- 6.11 The elevation would be clad in Portland limestone: the upper levels using a close match to the stone of Bentham House and at ground floor a more strongly textured variant with fossil markings for visual interest. A moulded parapet would maintain the parapet line of the listed buildings on both sides.
- 6.12 The new façade would be robust in appearance, mediating between the listed terrace and the strong but simple form of Bentham House. It is considered that the new front elevation of the Gideon Schreier Wing would integrate sympathetically into its surroundings and would preserve and enhance the character and appearance of the Bloomsbury Conservation Area. Conditions would be added to secure details of the materials and finish, in order to ensure that the quality is sufficiently refined.

Design: Gideon Schreier rear extension

- 6.13 The proposals include a five storey rear extension to the remodelled GS-wing above the existing three levels from sub-basement to lower ground. The new extension would add c.1150sqm, mostly between first and fourth floors.
- 6.14 The application site sits at the north end of the urban perimeter block that runs for 140m between Tavistock Square in the south to Endsleigh Gardens in the north, and 70m east-west between Endsleigh Street and Upper Woburn Place. The south and east perimeter is flanked by substantial 9-storey buildings with rear extensions which project by 20m from the rear building line and rise in stepped form from 4 to 9-storeys. The west is contained by 5 storey terraced buildings and the north by Bentham House which rises to 6 floors. The open centre of the urban block is c.100m long and varies in width from 22m to 28m. The extension would sit at the north end of the block between the rear of the Hilton Hotel and the GS-wing at 1-2 Endsleigh Street.
- 6.15 The existing projecting lift core at the rear of the building would be retained but the unsightly adjacent external stairwell would be replaced by an internal stairwell within the new extension. A reduction in the height of the retained lift core was explored but not found to be practical. The two basement levels would be modified internally but would remain unchanged externally. At lower ground the existing extension which approaches the rear of the Hilton Hotel would be altered internally to provide a large lecture room and smaller tutorial spaces.
- 6.16 At ground and 1st floors the new extension would be set 1.3m from the southern boundary and this separation would increase to 2.8m at levels 2 to 4 where a cutaway on the east elevation would provide further stepped massing. The roof level would be below the top of the projecting stair/lift core and the extension would therefore read as subservient to the host building in views within the perimeter

block from the south. The roof would also be lower than adjoining Bentham House which would be visible above the extension in those same longer views.

- 6.17 The extension would screen the existing courtyard/ terrace on the roof of the Moot Court at the rear of Bentham House and would form the basis of the new north elevation to the centre of the urban perimeter block. Within the site a gap between the rear of the Moot Court and the extension would provide for the internal access road at ground floor and would allow appreciation of the characterful Moot Court to remain. It would also ensure that the listed rear elevation of Bentham House would remain intact and visible to the occupants who will be able to fully appreciate the details of the rear elevation up close.
- 6.18 The extension would be finished in high quality pale brick with areas of stone detailing and cladding to respond to the context of the rear elevation of Bentham House and to provide a material connection to the new Endsleigh Street elevation. Architectural concrete would give rhythm to the elevations and conceal the framing elements of the larger areas of glazing. On the south side facing the centre of the perimeter block the windows would be smaller and deeply recessed.
- 6.19 Adjacent to the application site the Hilton Hotel fronting Upper Woburn Place has historically extended back into the garden area to the extent that there is no longer a perceptible garden area at the northern end of the block. Overall within the block, the open rear garden space which was typical of late C18th and early C19th urban planning in this part of historic Bloomsbury has been significantly compromised. The perimeter block is characterised by large rear extensions rather than the more charming brick rear facades and gardens of some of the other blocks in Bloomsbury. At ground level the application site and the adjoining neighbour to the south both have extensions giving full depth coverage and the rear areas of many other properties in the block are hard landscaped. In general the centre of the block can no longer be characterised as a predominantly green or garden space, but does provide a sense of openness particularly in longer north-south views. The proposal would shorten those longer views but would retain the essential openness of the centre of the block.
- 6.20 Overall, the extension's stepped massing and punched windows would sit comfortably within the context of the other significant rear extensions within the urban block. The south elevation of the extension would provide an acceptable termination of the views and the additional bulk and mass which is being proposed will not cause significant additional harm to the historic grain or pattern of development. The extension would improve the appearance of the rear of the GS-wing in views from the south. The rear extension is considered to be acceptable in terms of design policies DP24 and DP25.

Design: Gideon-Schreier Link block

- 6.21 To the west of the Moot Court, a new link block would provide level access across floors 1 to 4 between Bentham House and the GS-wing. The links would replace the single existing narrow corridor at 1st floor level and would greatly enhance the role of the GS-wing in providing accommodation which is perceived as central rather than peripheral to the faculty. The new hub would become the main orientation space for all users of the building and provide facilities such as a café and access to a new large seminar space, as well as common areas for private or group study and informal teaching.
- 6.22 The link block would bridge the external ramp at ground level and include a full height glazed internal atrium to provide light and sense of space to the new social hub for staff and students at its lowest (1st floor) level. The proposed stair rising from the enlarged entrance lobby in Bentham House to the hub would have a glazed wall, set apart from the side wall of the Moot Court. This would allow the Moot Court to be clearly appreciated as a distinct and important element of the

original building and would avoid any harm to the historic fabric of the listed building.

- 6.23 Following discussions with officers a cantilevered staff room which was proposed to overhang part of the atrium at the top floor has been removed entirely and replaced with a large rooflight across the full extent of the atrium. The amendment would improve the sense of space within the atrium at the lower levels, would enable the link extension to sit comfortably with the rear of the listed Bentham House and would allow it to remain subordinate to the host building.
- 6.24 The removal of the staff room would also reduce the impact of the extensions in longer views from the public realm on Endsleigh Street and beyond. The link block would become entirely screened by the front parapet and views of the corner tower of Bentham House would be un-hindered by foreground additions at roof level. The amended proposals for the link block are acceptable in design terms.

Design: Bentham house alterations

- 6.25 The proposals seek to limit the intervention in Bentham House, by removing unsympathetic additions and remodelling only where necessary to form new connections to the link block.
- 6.26 Internal re-organisation at basement and lower ground floor would have little impact on the features of significance to the listed building. At ground floor the alterations to the entrance lobby have been prepared in accordance with pre-application advice and concerns about the loss of doors and symmetry which characterises this part of the building have been appropriately addressed, with officers content that the design will retain and incorporate the important elements and the entrance will retain its significant character.
- 6.27 At 1st floor the four existing east facing windows would have their cills dropped and the existing offices would be combined to create the social hub. The cills to a single window at each of the 2nd and 3rd floors on the south facing rear elevation would be dropped to allow an accessible link to the circulation space in the link extension. This entails the loss of some original fabric, but the loss is restricted to the rear elevations and would cause less than substantial harm to the significance of the listed building. A condition would be added to ensure that where possible items of historic building fabric to be removed would be salvaged and re-used on site.
- 6.28 Overall the proposals seeks to make limited change to Bentham House. Much of the rear facade of Bentham House along its north wing to remain visible and untouched, and only at certain points through the height of the building would alterations be made to connect with the extension. The fine brickwork of the external walls would be retained, enclosed by the glazed staircase. Bentham House would continue to be experienced and read in plan as a building distinct from the new development. The proposals would minimise the impact on the fabric of the listed building and are acceptable.

Design: conclusion

- 6.29 The design responds to the contextual demands of the city block. It would enhance the frontage on Endsleigh Street, being sympathetic to the public street elevations and would not cause significant harm to the views within the private rear courtyard of the perimeter block. Overall the proposals would preserve and enhance the character and appearance of the conservation area and would not cause harm to the setting of the listed Bentham House or the adjoining listed terrace to the south. Conditions would secure further design details and sample panels of all new external materials in order to ensure that the quality is sufficiently refined.

Neighbour Amenity: light and outlook

- 6.30 The submitted details identify that there are no neighbouring residential buildings within close proximity of the site that are likely to be affected by the proposals. The only neighbouring property which would experience potential impact from the proposed rear extension is the Hilton Hotel, the west (rear) elevation of which would be within 2m of the extension. However the rear of the hotel has only one window at each level, all of which serve a stairwell. The impact from loss of daylight to those non-habitable rooms is not of sufficient concern to justify refusal of the application.
- 6.31 The proposed extension would not come within a 45degree angle of the limited number of hotel rooms on the north elevation and therefore is unlikely to have impact on the amenity experienced in those rooms. The extension may screen some evening sunlight from the glazed extension in the rear courtyard of the Hotel to the north east, however as the rooms affected would not be permanent residential accommodation the impact is not considered to be significantly harmful to justify refusal of the application.
- 6.32 The extension would be set in from the south boundary with the adjoining property at 3 Endsleigh Street by c.1.3m at ground and 1st floor and by 2.9m on the upper floors. The neighbouring property is in office use. The new extension would be screened from the nearest neighbouring buildings on Endsleigh Street by the existing lift core which projects by more than 4m along the boundary. The extension would not be directly in front of any windows other than those on the rear of Bentham House itself (c.10m away) and therefore the extension will have no significant impact on the outlook enjoyed by neighbours.
- 6.33 On the south side of the extension a terrace at 2nd floor would be provided for maintenance access only. A condition would be added to ensure that this is the case in order to ensure no impact on the privacy of neighbours.
- 6.34 Overall it is considered that the extension is not likely to have a significant impact on immediate neighbours, none of which are permanent residential in nature, in any event. The proposals are acceptable in terms of policy DP26.

Noise impact

- 6.35 The proposals include a total of 4 outdoor plant equipment (condenser) units and other internal plant at basement, lower ground and upper ground levels and within the retained plant room at 5th floor level. In general the external plant would be within the rear courtyard and the closest noise sensitive receptor would be the Hilton Hotel, which overlooks the same courtyard.
- 6.36 An environmental noise survey was carried out in April 2014 which assesses the impact of the simultaneous operation of all proposed plant units, between the hours of 07:00 and 23:00 with no screening between it and the hotel. In addition to the proposed outdoor units there will be fans associated with the ventilation of the building. These selections have yet to be made, however the report notes that they will be selected and attenuated so that they do not contribute to the noise emitted from the outdoor and condenser units.
- 6.37 The noise assessment identifies that that the proposed units will comply with both the daytime and night-time noise limits without mitigation measures adopted. However in addition to the standard 5dB noise condition a further condition would be added to ensure that the plant has timers fitted to restrict operation of plant equipment to between the hours of 07:00 and 23:00, as advised by the report.

Transport

- 6.38 The Site is accessed via the main entrance to Bentham House at the corner of Endsleigh Gardens and Endsleigh Street. The entrance into the Gideon Schreier Wing from Endsleigh Street is only used on occasion for events.
- 6.39 The submitted transport statement identifies that the floorspace increase would potentially accommodate an uplift in occupancy of c.330 people from 720 to 1050. It should be noted, however, that the additional space will allow for more flexible use of the buildings and it is not anticipated that the building would ever be fully occupied. The typical maximum existing occupancy is around 75% meaning that up to around 790 people will be in the building at any one time. That is a potential uplift of around 290 on current typical maximum occupancy levels. However the Transport Statement identifies that the majority of staff, students or visitors will continue to travel to the site either by public transport, by bicycle or on foot. Therefore the impact of the uplift in numbers on site in terms of additional trips is negligible and would not be perceived from daily fluctuations on the public transport networks.
- 6.40 UCL has a strict/managed policy with regard to car parking at all of their sites where spaces are available, however, both Bentham House & the Gideon Schreier wing currently affords no dedicated vehicle parking and this will continue. The development would be secured as car-free by s106 legal agreement, in accordance with sustainable transport policies DP16 and DP17.

Cycle parking

- 6.41 There are currently no cycle parking spaces at the property and limited scope for new provision given the footprint of the building will not change. However in accordance with the Council's cycle parking standards the uplift in floorspace would be matched by the provision of 14 new spaces on site at ground floor level. Lockers, three shower rooms and two changing cubicles would also be provided on site to promote cycling. The cycle spaces would be secured by condition.

Servicing

- 6.42 The servicing requirements are expected to be c.9 trips per day including postal collection. UCL fleet vehicles collect refuse from the application site daily and transfer the waste to the main refuse and recycling collection points at both Malet Place and Gower Place. Overall the servicing arrangements will be unchanged from the existing: with deliveries and collection, including refuse, undertaken from Endsleigh Street where waiting restrictions are in place but loading is allowed. The scale of the servicing requirements is not so great that a formal management plan is considered necessary to manage the servicing requirements arising from the uplift in floorspace on the site.

Highways works

- 6.42 Following the development the pavement outside the site would be re-instated to ensure that any damage resulting from the works is repaired. Camden would undertake all public highways works of re-instatement and the costs would be secured by s106 legal agreement.

Travel Plan

- 6.43 The transport statement states on the basis of existing evidence that the majority of staff, students and visitors would travel to the site either by public transport, cycle or walking. It concludes that the resulting impact on the local public transport and highways network would be negligible and would not be perceived from daily fluctuations on the public transport networks. In order to encourage high levels of use of sustainable transport a travel plan (TP) which is separate from the UCL campus-wide TP with a monitoring fee of £5,902 would be secured for the development by s106 legal agreement.

Construction management

- 6.44 The applicant has prepared a Framework Construction Management Plan (CMP) to cover the principles of the campus-wide construction programme. Each individual construction project would then provide site-specific demolition and construction details for agreement. The CMPs would identify a series of measures to minimise the impact of noise, dust, vibration and vehicle movements on local residents, local businesses and members of the public. UCL have an ambitious project underway to ensure that construction materials are consolidated off-campus in order to apply a strategic approach to minimising and organising construction vehicle movements relating to their future construction works in Bloomsbury. This approach is welcomed.
- 6.45 Given the scale and location of the development proposals the construction works have the potential to have an impact on the local transport network. A project specific CMP would be secured by s106 to ensure that the impact on neighbours, businesses and the public would be minimised, managed and clearly communicated.

Trees and landscaping

- 6.46 The existing buildings have extensive site coverage, with the landscaping limited to the courtyard access/emergency exit road and planting on the Moot court roof terrace. This would be largely unchanged by the proposals and there are to be considered to be limited opportunities for enhancing the landscaping on site. However a condition would be added to secure details of the treatment of the internal access road which would be resurfaced and would provide the entrance point to the new on-site cycle storage, in order to ensure that the storage area is suitably accessible.
- 6.47 There is a significant sycamore tree in the rear area of neighbouring 3 Endsleigh Street, which is beyond the existing extension to that building. The new extension would not require ground intervention which would have an impact on the root protection area of the tree. Furthermore the new extension is sufficiently far from the tree that its health would not be adversely affected by the development. In any event, due to the extensive nature of the construction activity required in the vicinity of the southern boundary, a condition would be added to secure advance details of tree protection measures to be used during construction.

Open space contribution

- 6.48 Policies CS15 and DP31 seek for development to contribute to public open space. The site constraints do not permit this to be accommodated on site. CPG6 sets out that a financial contribution would be appropriate in instances where the development site is too small to incorporate on-site open space. Using the CPG formula a contribution of £3,673 would be secured by s106 legal agreement on the basis of 1368sqm GEA uplift in floorspace.

Community facilities

- 6.49 Policy CS10 sets out that the Council will expect development that increases the demand for community facilities and services to make appropriate contributions towards providing new facilities or improving existing facilities. The principle aim of the current proposals is to upgrade the quality of teaching and academic accommodation, as the LA's strategy for the next 20 years does not anticipate significant expansion in student numbers. The impact of this is likely to lead to limited additional demand for local community facilities suitable for student use. Furthermore the new hub at 1st floor would provide social and community facilities for students and staff onsite.
- 6.50 As set out in section 1 above, the UCL masterplan envisages a wide range of enhancements to both teaching facilities and the student experience on the Bloomsbury campus. The recent permissions for new outdoor amenity space at the

Wilkins Terrace and emerging proposals for the New Student Centre on Gordon Street (adjacent to the Bloomsbury Theatre), less than 2 minutes' walk from the building, demonstrate UCL's commitment to providing improved support and amenity facilities for its students and staff within the Campus.

- 6.51 CPG8 allows for financial contributions to be negotiated on a case by case basis for large scale non-residential schemes. It is considered that the community facilities sought by the occupants of this building would be provided elsewhere within the wider campus, and therefore no financial contribution would be required towards development of the local social infrastructure.

Local employment and procurement

- 6.52 The proposed development is large enough to generate local economic benefits. Policy CS19 and Camden Planning Guidance state that in the case of such developments the Council will seek to secure employment and training opportunities for local residents and opportunities for businesses based in the Borough to secure contracts to provide goods and services.

- 6.53 In line with CPG8, a range of training and employment benefits are to be secured in order to provide opportunities during and after the construction phase for local residents and businesses. This package of recruitment, apprenticeship and procurement measures will be secured via S106 legal agreement and will comprise:

- That the contractor be required to work to a target of 20% local recruitment.
- That the contractor advertise all construction vacancies and work placement opportunities exclusively with the King's Cross Construction Skills Centre (KXCSC) for a period of 1 week before marketing more widely.
- That the contractor recruits a minimum of 4 construction apprentices and pay the council a support fee of £1,500 per apprentice. Recruitment of construction apprentices should be conducted through the Council's KXCSC.
- That the contractor provide in the region of 2 work placement opportunities during construction and following occupation, of not less than 2 weeks each, to be recruited through the Council's King's Cross Construction Skills Centre.
- That the contractor sign up to the Camden Local Procurement Code, which includes a local supply chain target of 10%. In addition, organise a minimum of 1 Meet the Buyer Event/Supplier Workshop/s to support local suppliers to bid for tenders. The events will be delivered in partnership with the Economic Development Team.
- That the contractor provides a local employment, skills and local supply plan setting out their plan for delivering the above requirements.

Sustainability, including ecology and biodiversity

- 6.54 UCL has ambitious targets to create a more sustainable Bloomsbury campus and the applicant has stated that the refurbishment and extension of existing buildings including Bentham House and the Gideon Schreier Wing will play a key role in UCL's ability to meet those targets, particularly reducing carbon emissions.
- 6.55 The submitted ecological assessment identifies that there is limited ecological value on the site at present but this would be enhanced by specific measures such as:
- Biodiverse roof
 - The installation of at least four bird boxes
 - An appropriate landscape and habitat management plan, appropriate to the site, is produced covering at least the first five years after project completion
 - A suitably qualified ecologist (SQE) has been appointed prior to commencement of activities on site

- 6.56 A condition would be added to secure the recommendations of the ecology report, including the installation of bird boxes, further details and implementation of the green roof.
- 6.57 The new extension has been design according to the Mayors Energy hierarchy ('be lean, be clean, be green'). The development prioritises the use of passive and natural systems such as extensive use of natural ventilation, design to improve daylighting and also limit solar heat gain, high levels of thermal insulation and reduction of air leakage.
- 6.58 The policy objective of 40% improvement over Part L 2010 in carbon reductions has not currently been achieved. The submitted modelling results showed a 25% improvement factor, due to a combination of building design characteristics and the use of photovoltaic panels. However the required removal of the staff room from the top of the atrium and its replacement with the glazed atrium roof would reduce the quantity of photovoltaic panels which could be accommodated on the building. The total reduction in carbon emissions would therefore be c.17%. Part of the roof area recovered from the removal of the staff room would be provided as a biodiverse roof, which is welcomed.
- 6.59 The submitted BREEAM pre-assessment expects the development to achieve a score of 75.40, which is comfortably within the banding of Excellent (>70%). However the reduction in carbon emission savings from the removal of some photovoltaic panels means that the development would no longer achieve the mandatory 25% reduction in carbon emissions to secure this rating. The capacity of the remainder of the roof is unlikely to allow further panels to be installed and the rear roofslopes of Bentham House are not considered to be a suitable location for such panels due to the visual impact on the listed building. Therefore, the scheme is expected to achieve BREEAM Very Good.
- 6.60 The existing UCL district heating network extends to the east side of Gordon Street. Essential boiler upgrade work was carried out at Laws in early 2013 and the potential to connect to the district heating network was considered at this time. However it was discounted because of the distance of the Faculty from the network (and associated distribution losses) and the heat consumption profile of the building, in particular in summer when the building would provide minimal loading and therefore a connection was not justified. On this basis officers consider that a connection is not considered to be viable.
- 6.61 It is considered that the policy target would be difficult to achieve in this instance given the constraints placed on the proposals by the close integration between the new extension and the now Grade II listed Bentham House. The proposals are therefore considered to be acceptable in terms of policies CS13 and DP22. The sustainability measures would be secured by s106 legal agreement, to include :
- the target of reducing carbon emissions by at least 17% against Part L 2010
 - provision of at least 66sqm of photovoltaics and
 - BREEAM Very Good post-construction certification

Accessibility

- 6.61 The development would greatly improve the accessibility of all areas within the faculty buildings and would provide for equal access throughout. The proposals are acceptable in terms of policy DP29.

Community Infrastructure Levy

- 6.62 The proposed D1 use is nil-rated for CIL and therefore no CIL would be liable for the development.

7. CONCLUSION

- 7.1 The Faculty has grown since it first moved into Bentham House and the accommodation offered by Bentham House and the Gideon Schreier Wing is now inadequate. The proposed development would enable the faculty to provide more and better quality space for teaching, administration and academic offices and to remain part of the Bloomsbury campus. Accessibility of all parts of the building would be improved.
- 7.2 The proposed re-design of the Gideon Schreier wing elevation responds to the adjoining listed building and the local context and would enhance the street elevation. The rear extension, while significant in size, would frame the north end of the private rear courtyard within the city block in a contextual design with appropriate materials and detailing. The works to the rear of the listed building would be clearly identified as contemporary additions, retaining the rear courtyard of Bentham House and preserving the setting of the listed building.
- 7.3 Overall the proposals would preserve and enhance the character and appearance of the conservation area and would not cause harm to the setting of the listed Bentham House or the adjoining listed terrace to the south.

RECOMMENDATION 1

It is recommended to grant conditional planning permission subject to a S106 Legal Agreement covering the Heads of Terms listed below.

- Demolition and Construction Management plan
- Reduction of carbon emissions by at least 17% against Part L 2010
- Renewable energy measures including provision of at least 66sqm of photovoltaics
- BREEAM Very Good post-construction certification
- Highways re-instatement costs and level plans
- Contribution to pedestrian, cycling and environmental improvements of £20,000
- Four apprenticeships with associated contribution of £1500 each
- Target of 20% local recruitment
- Two work placements
- Local procurement
- Open space contribution of £3673
- Travel Plan plus monitoring fee of £5902
- Car free

RECOMMENDATION 2

In the event that the S106 Legal Agreement referred to above has not been completed by 4th November 2014 (within 13 weeks of the date of the registration of the application), the Development Management Service Manager be given authority to refuse planning permission for the following reasons: in the absence of a S106 legal agreement for delivering: car free development; CMP and monitoring costs; financial contributions for environmental improvements, open space, highway works; travel plan and monitoring costs; compliance with sustainability plan, renewable energy plan and post construction reviews; local employment and procurement opportunities, the development would likely have a harmful impact on the local transport network and amenity, job creation opportunities and reduction of carbon emissions.

8. LEGAL COMMENTS

- 8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

Condition(s) and Reason(s): - **2014/5034/P**

- 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 Detailed drawings, and samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details including sections at 1:10 of all new windows (including jambs, head and cill) and external doors;

b) Details including sections at 1:10 of all new ventilation grills

c) Details at 1:10 of external balustrading and ironwork;

d) Details including sections at 1:10 of the atrium rooflight showing junction and method of fixing to the host building;

e) Details, including methods of fixing of all junctions between the link extension and the listed building, at a scale of 1:10;

f) Details at 1:10 including sections of the first floor projecting window to Endsleigh Street;

g) Details of all roofing materials;

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes, roof level balustrades or 'mansafe' rails, shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Sample panels of each the following shall be provided on site or at an agreed location and shall be approved in writing by the local planning authority before the relevant parts of the works are commenced:
 - a. Cladding materials to Endsleigh Street elevation (minimum 2m x 2m in size) including upper floor framed glazing with reveal and header detail
 - b. Brick cladding to rear extension (minimum 2m x 2m in size) showing the

- colour, texture, face-bond and pointing and including framed glazing showing reveal, soldier course and stone/concrete detailing
- c. Framed glazing to link block extension (minimum 2m x 2m)
- d. Screening to rooftop plant (no smaller than 1m x 1m).

The approved panels shall be retained on location until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(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 10dB(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 policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 6 Automatic time clocks shall be fitted to the plant equipment hereby approved, prior to commencement of the use of the units, to ensure that the plant/equipment does not operate between 23:00 and 07:00. The timer equipment shall thereafter be permanently retained and maintained in accordance with the manufacturer's recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 7 Before the relevant part of the development commences, details of secure and covered cycle storage area for 14 cycles, and details of the route and means of access from the street, shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of the development and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 8 Prior to the first occupation of the building a plan showing details of the bio-diverse roof including species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for a scheme of maintenance shall be submitted to and approved in writing by the local planning authority. The biodiverse roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme of maintenance.

Reason: To ensure that the green roof is suitably designed and maintained in

accordance with the requirements of policies CS13, CS14, CS15 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policies DP22, DP23, DP24 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

- 9 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

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

Drawings:

3000_L_010 rev. P3 Location Plan;

Existing drawings: (prefix 3000_L_): 047 rev. P3 Basement, 048 rev. P3 Basement Mezzanine, 049 rev. P3 Lower Ground floor, 050 rev. P3 Ground floor, 051 rev. P3 First floor, 052 rev. P3 Second floor, 053 rev. P3 Third floor, 054 rev. P3 Fourth floor, 055 rev. P3 Fifth floor, 056 rev. P1 Roof, 147 rev. P3 South West Elevation, 148 rev. P3 South East Elevation, 149 rev. P1 North East Elevation, 150 rev. P3 Section AA, 151 rev. P3 Section BB, 152 rev. P3 Section CC, 154 rev. P3 Section EE;

Demolition drawings (Prefix 3000_L_): 067 rev. P3 Basement, 068 rev. P3 Basement Mezzanine, 069 rev. P3 Lower Ground floor, 070 rev. P3 Ground floor, 071 rev. P3 First floor, 072 rev. P3 Second floor, 073 rev. P3 Third floor, 074 rev. P5 Fourth floor, 075 rev. P3 Fifth floor, 076 rev. P1 Roof, 170 rev. P3 Section AA, 171 rev. P3 Section BB, 172 rev. P5 Section EE;

Proposed drawings: (prefix 3000_L_): 097 rev. P10 Basement, 098 rev. P10 Basement Mezzanine, 099 rev. P10 Lower Ground floor, 100 rev. P12 Ground floor, 101 rev. P11 First floor, 102 rev. P11 Second floor, 103 rev. P12 Third floor, 104 rev. P12 Fourth floor, 105 rev. P13 Fifth floor, 106 rev. P6 Roof, 197 rev. P7 South West Elevation, 198 rev. P5 South East Elevation, 199 rev. P3 North East elevation, 200 rev. P5 Section AA, 201 rev. P6 Section BB, 202 rev. P7 Section CC, 204 rev. P5 Section EE, 400 rev. P3 South West Elevation Bay Study, 401 rev. P3 South East Elevation Bay Study, 402 rev. P3 Courtyard Elevation Bay Study, 403 rev. P3 North West Elevation Bay Study, 500 rev. P4 Typical Atrium Layout 01, 501 rev. P6 Typical Atrium Layout 02, 700 rev. P3 Reception Bentham House;

Details (prefix 3000_A_): 1000 rev. P1 Gideon Schreier Wing - Sections, 1001 rev. P1 Gideon Schreier Wing - Details, 1002 rev. P3 Bentham House Roofscape Sections, 1003 rev. P1 Rear Extension and Atrium Sections, 1004 rev. P1 Rear Extension and Atrium - Details, 1050 rev. P4 Atrium window alterations Sections, 1051 rev. P1 Hub Stairs.

Supporting documents:

Ecology and Biodiversity Statement by Thompson Ecology report no.APBH102 rev02 4/08/2014; Transport Statement by Icen August 2014; Heritage statement by Alan Baxter Associates dated Aug 2014; Noise Impact Assessment by Sandy Brown consultants 14109-R02-B dated 31 July 2014; Design & Access statement by Levitt

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

- 11 Prior to commencement on the development (other than site clearance & preparation, relocation of services, utilities and public infrastructure and demolition), a landscape and habitat management plan prepared by a suitably qualified ecologist, containing full details of the bird boxes to be incorporated into the design of the building, (including locations) shall be submitted to and approved in writing by the local planning authority.

The development shall be implemented in accordance with the plan thus approved and the bird boxes shall be installed prior to first occupation of the development in accordance with the approved plans and shall be permanently maintained and retained thereafter.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 12 Prior to commencement of the relevant part of development, full details of hard landscaping at ground level within the rear courtyard shall be submitted to and approved in writing by the local planning authority.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 13 The south facing terrace at 2nd floor to the rear extension shall not be used for any purposes other than maintenance and occasional access.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/councilcontacts/environment/cont>

act-the-environmental-health-team.en 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.

Conditions And Reasons: - **2014/5044/L**

- 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.

- 3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.


- 4 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

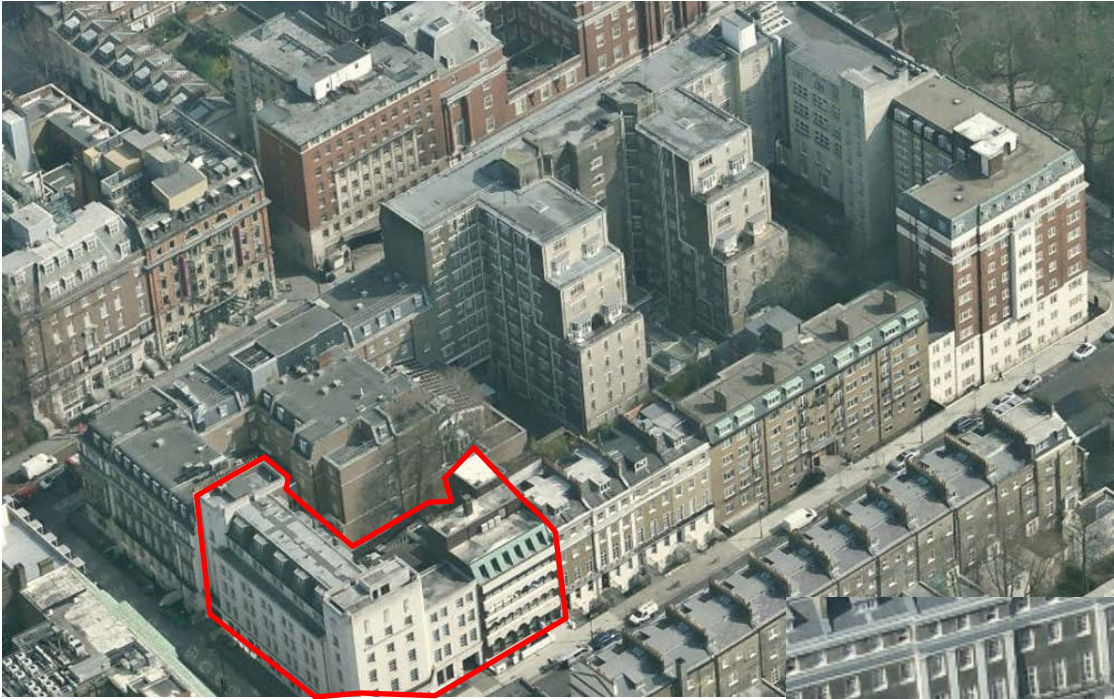
Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 All items of historic building fabric to be removed from areas identified as significant or highly significant in the Heritage Statement hereby approved, shall be stored in a secure location on site for use in works of repair or reinstatement as part of the re-development of the site, unless otherwise agreed with the local planning authority. All such items shall be retained on site for the duration of works to the listed building.

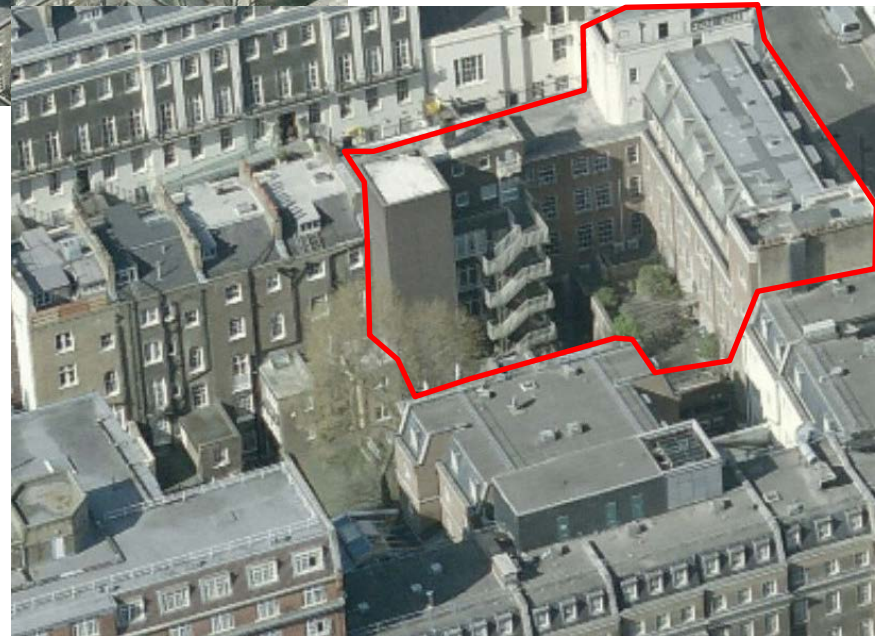
Reason: To protect the visual amenity of the area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.



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|---|--|---|--|
| | <p>Application No: 2014/5034/P & 2014/5044/L</p> <p>UCL Laws Bentham House 4-8 Endsleigh Gardens London, WC1H 0EG <input type="checkbox"/></p> <p><input type="checkbox"/></p> | <p>Scale: 1:1250</p> <p>Date: 13-Oct-14</p> | <p>N</p> <p></p> |
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Above: aerial view from north east showing site at north west corner of city block



Right: aerial view from east showing rear of site



Above: aerial view from south west showing site at north west corner of city block



Above: view north of site
from roof level of south east
corner of city block

Right: view looking south
from site, showing existing
rear stairwell and lift core,
adjacent listed terrace in mid-
ground



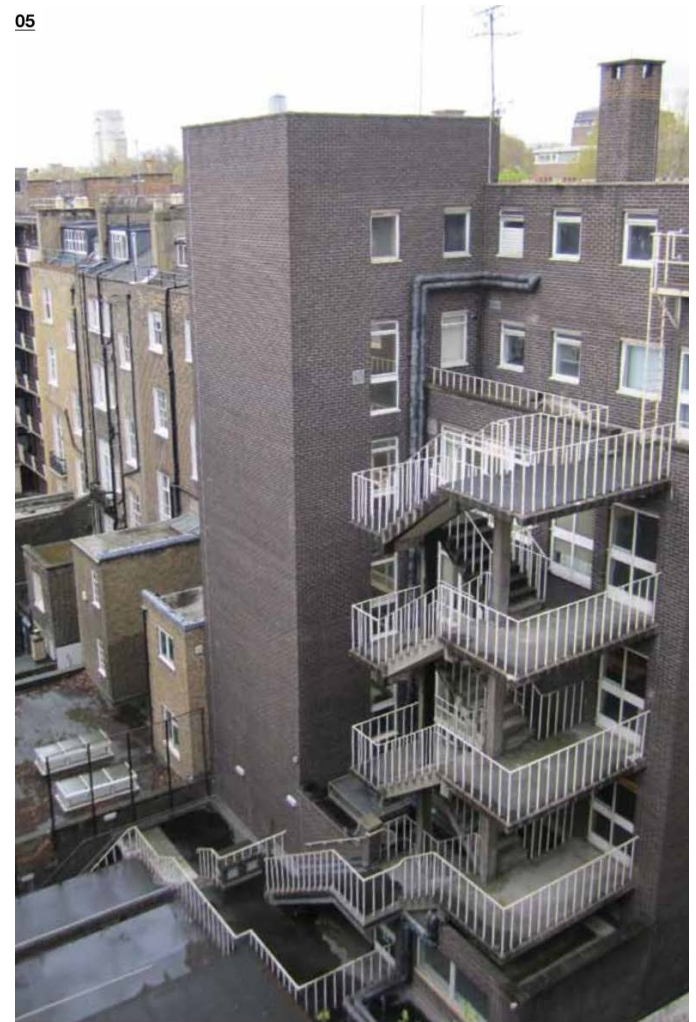


Above left: Bentham House
and GS wing
Above right: GS wing and
listed terrace

Left : Bentham house

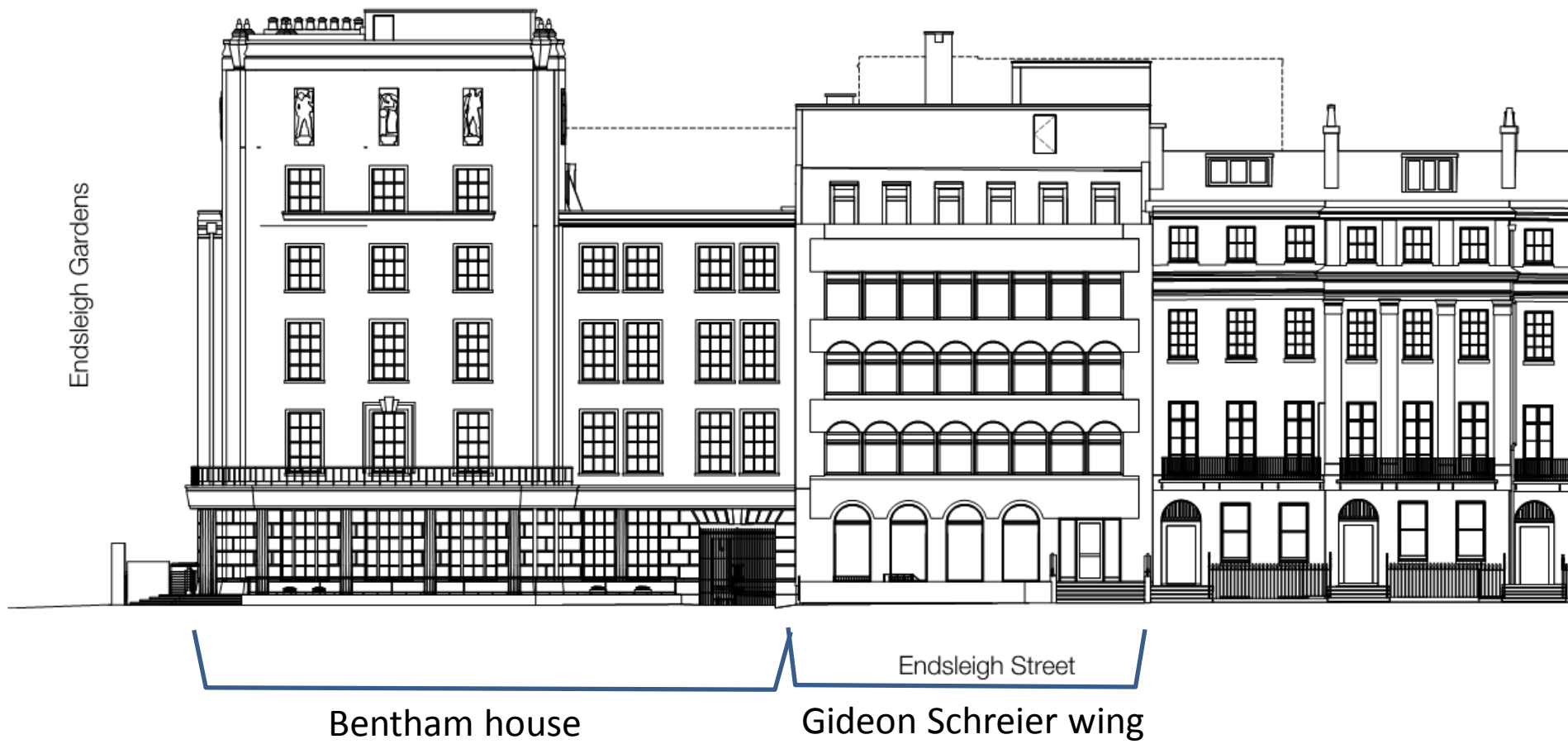
Right: GS wing





Left: rear elevation of Bentham house (rear of hotel to right)

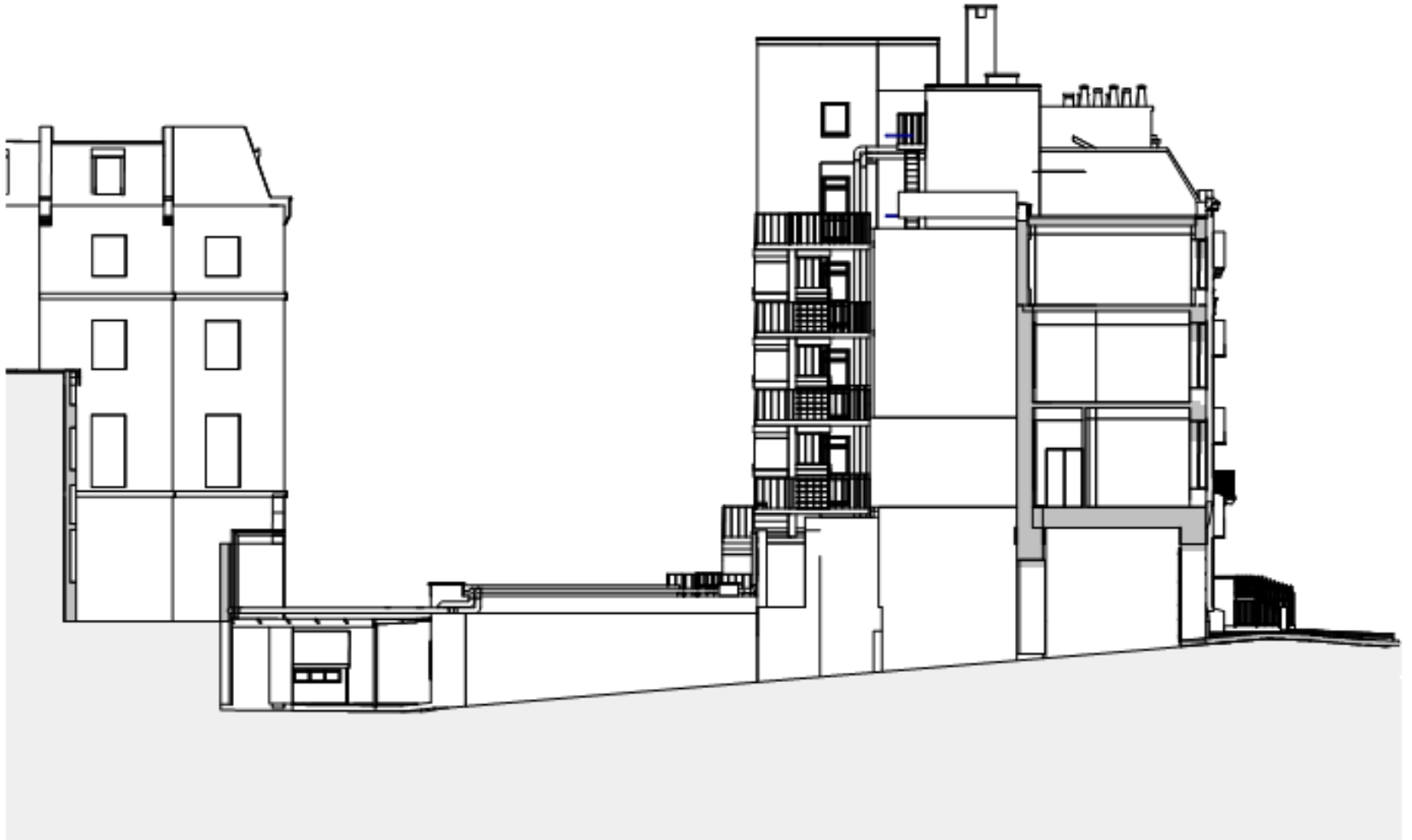
Right: rear of GS wing



Existing elevation to Endsleigh Street



Existing South elevation/section



Existing section BB



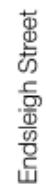
Existing East elevation/section EE

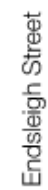


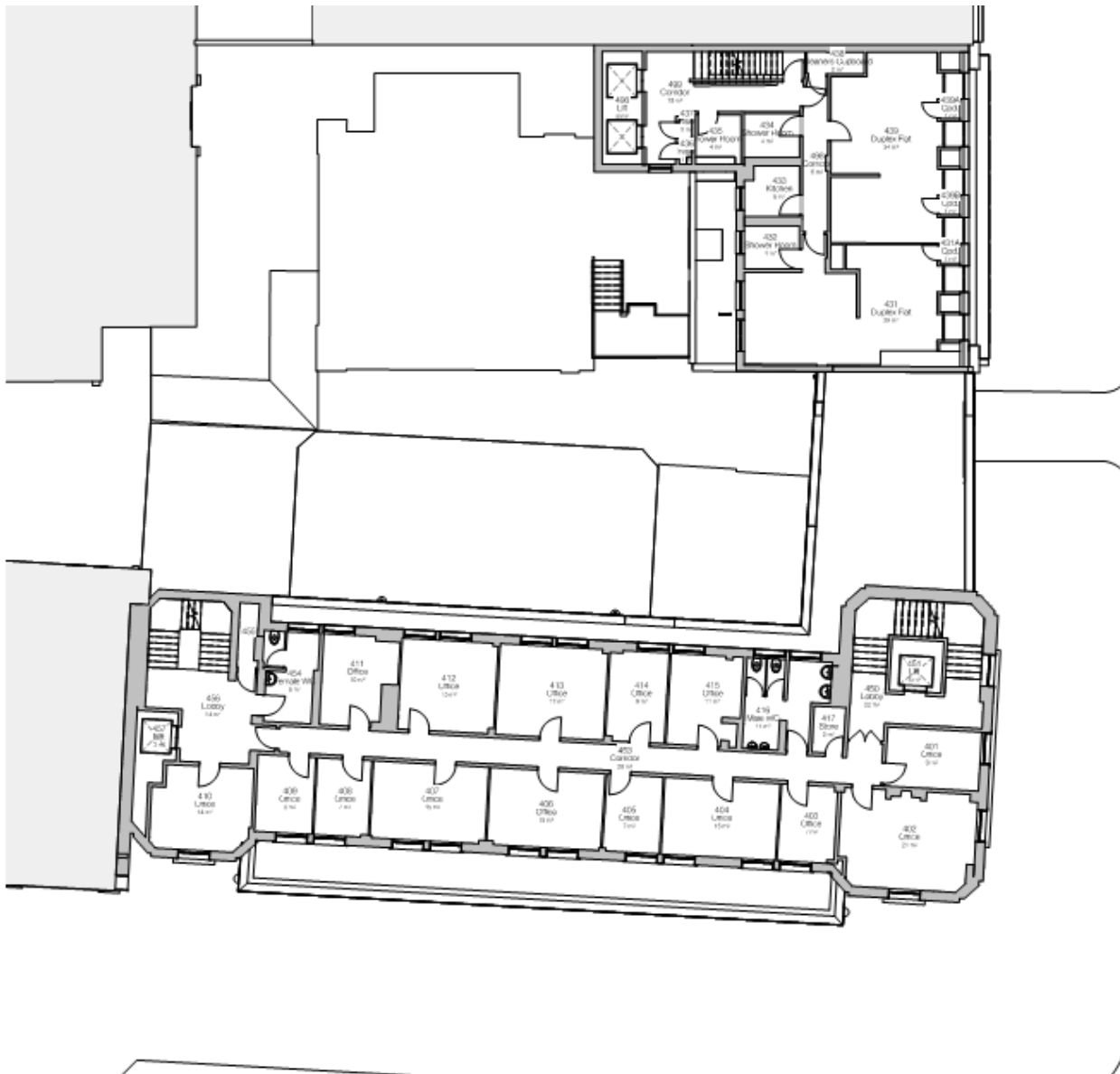
Existing Section CC (looking west)



Existing lower ground floor

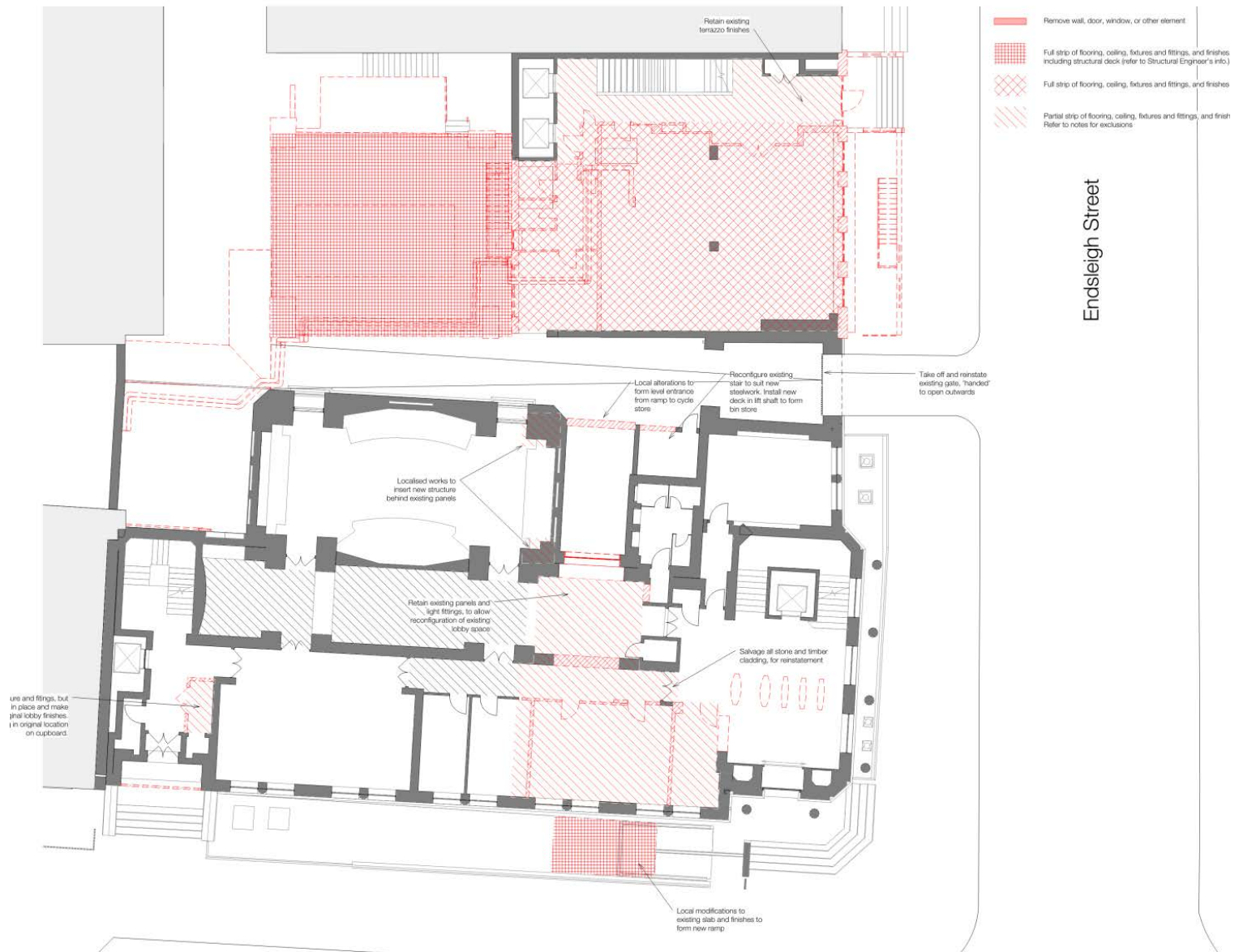




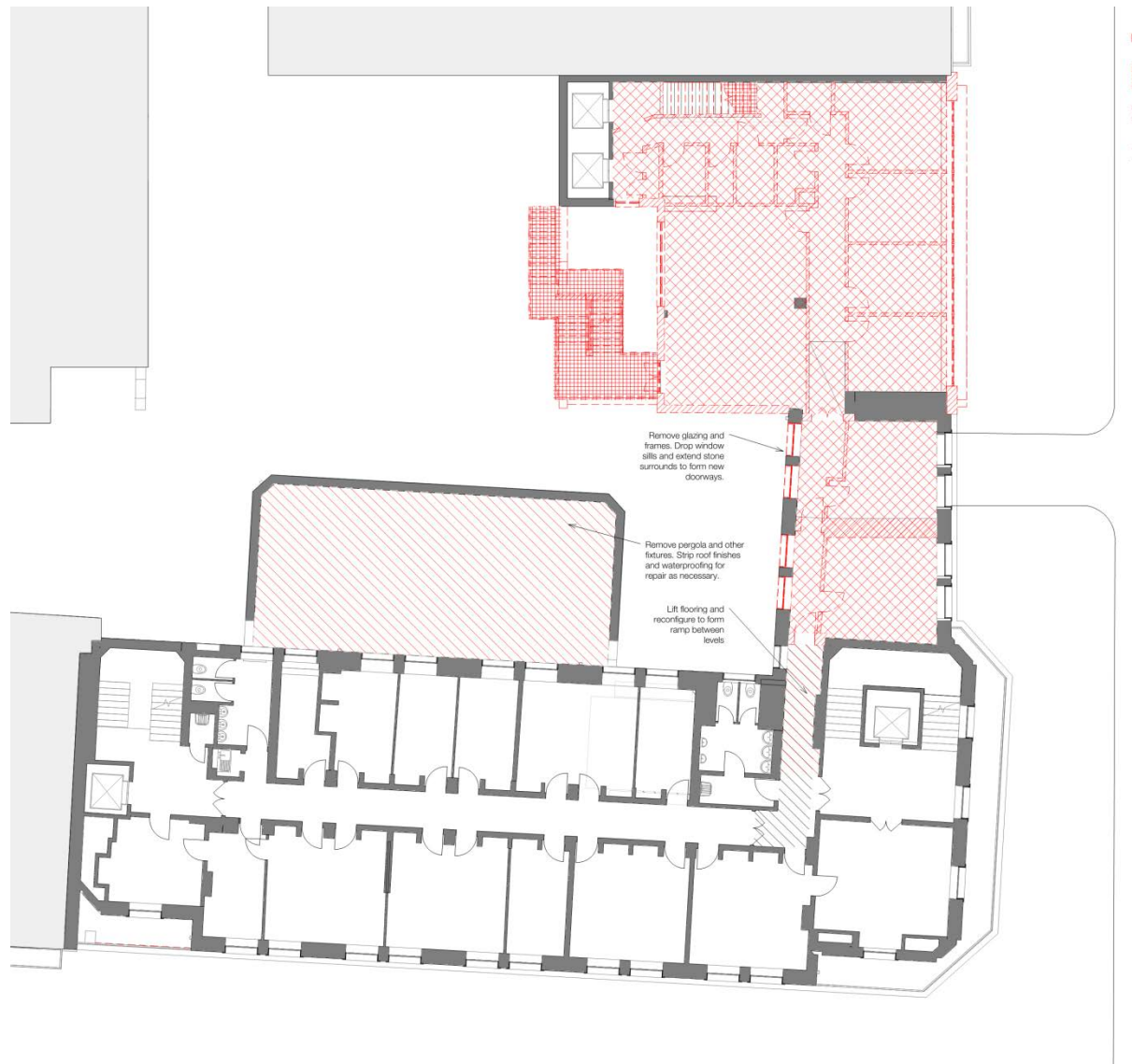


Endsleigh Street

Existing 4th floor



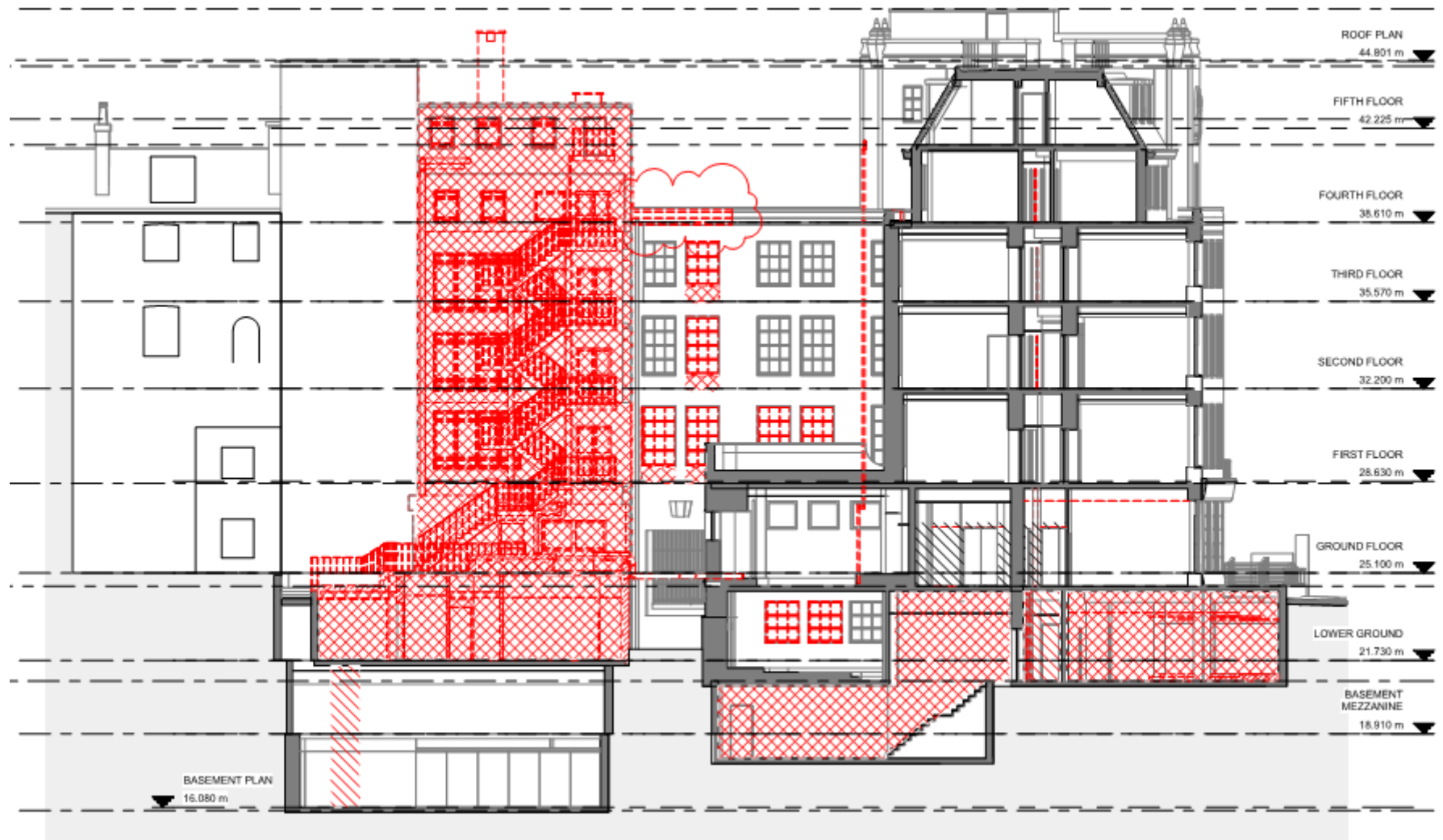
Ground floor demolition/soft strip



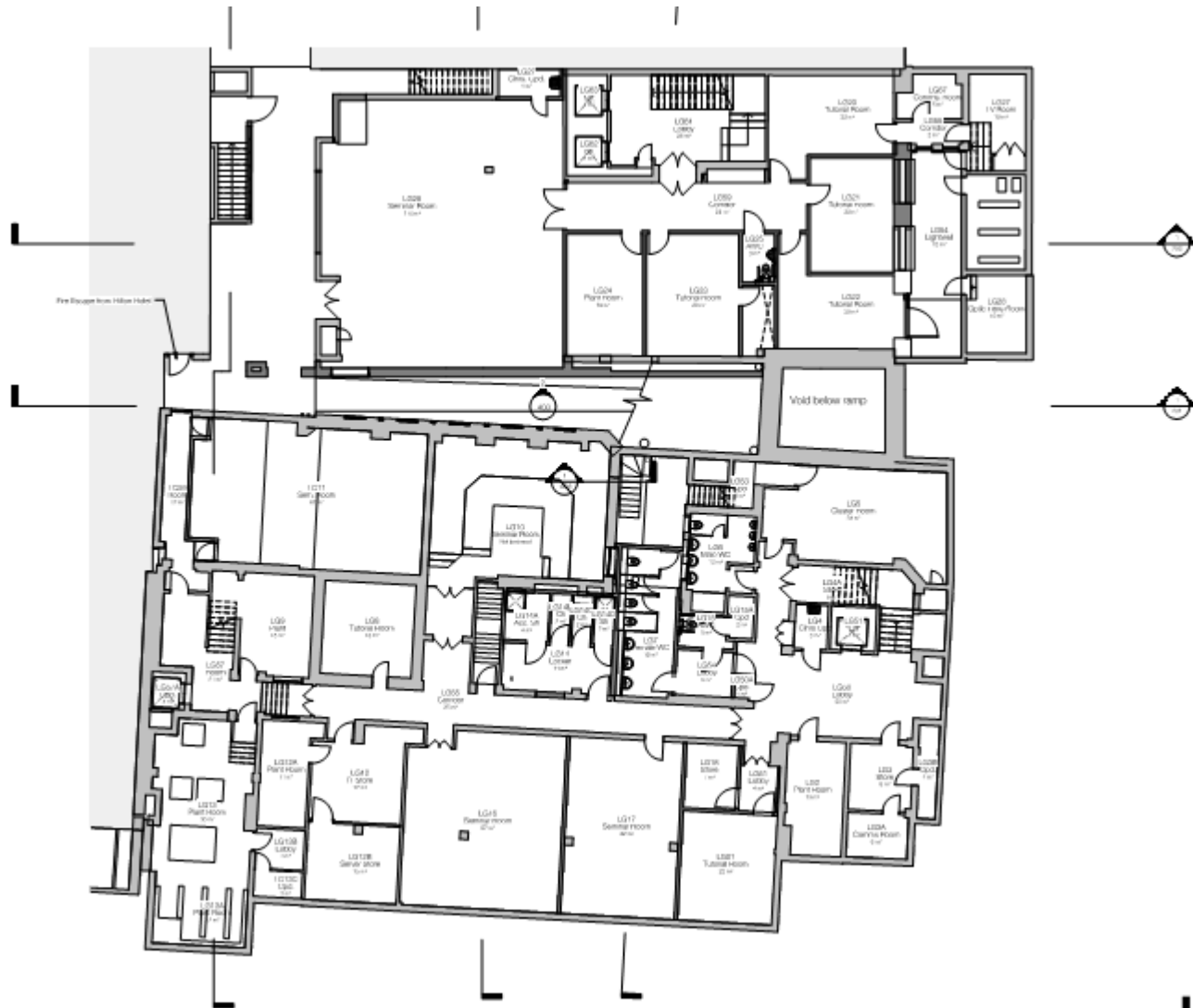
1st floor demolition/soft strip



1st floor demolition



Demolition – East elevation



Proposed lower ground floor





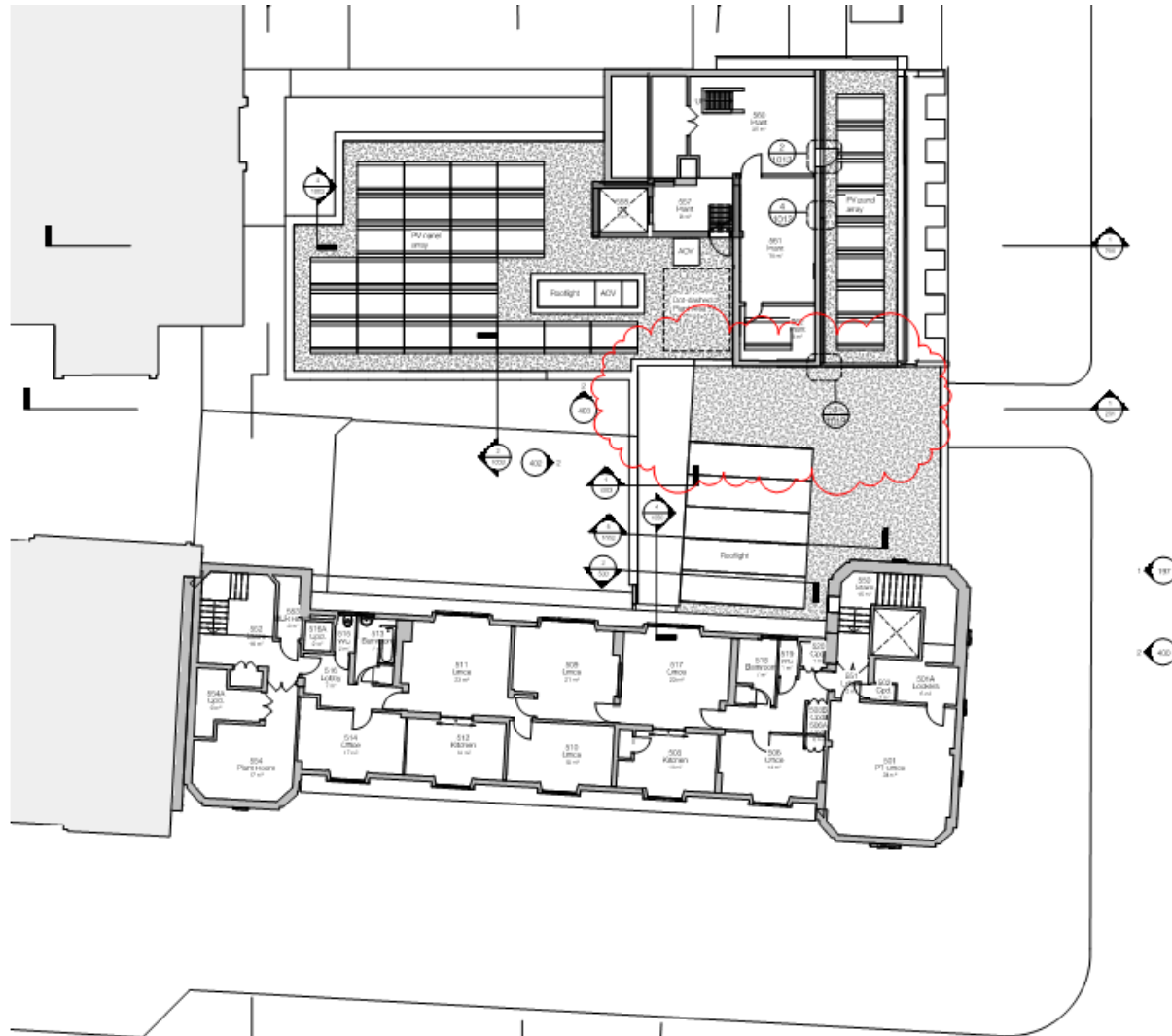
Proposed 2nd floor



Proposed 3rd floor



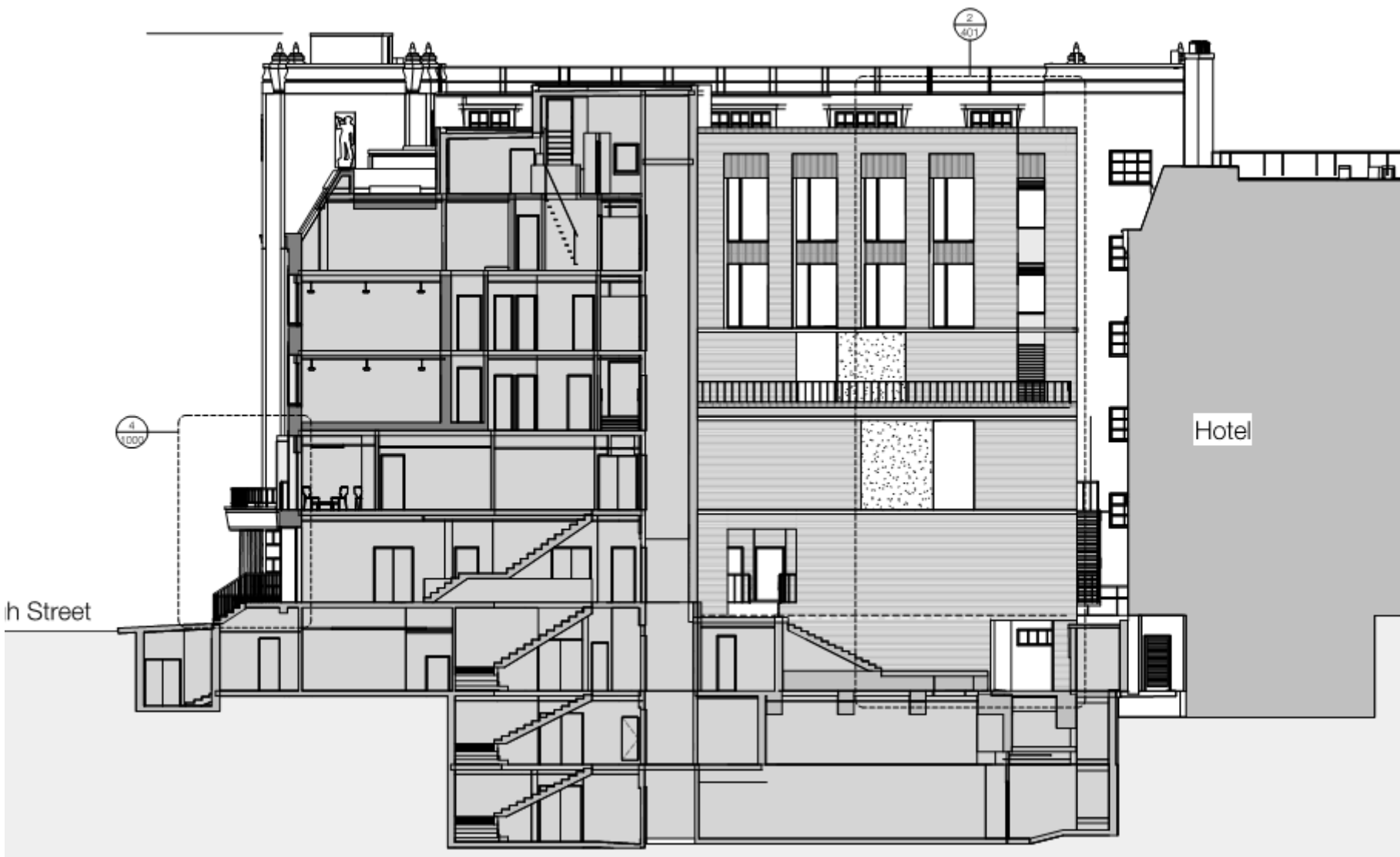
Proposed 4th floor



Proposed 5th floor (roof plan)



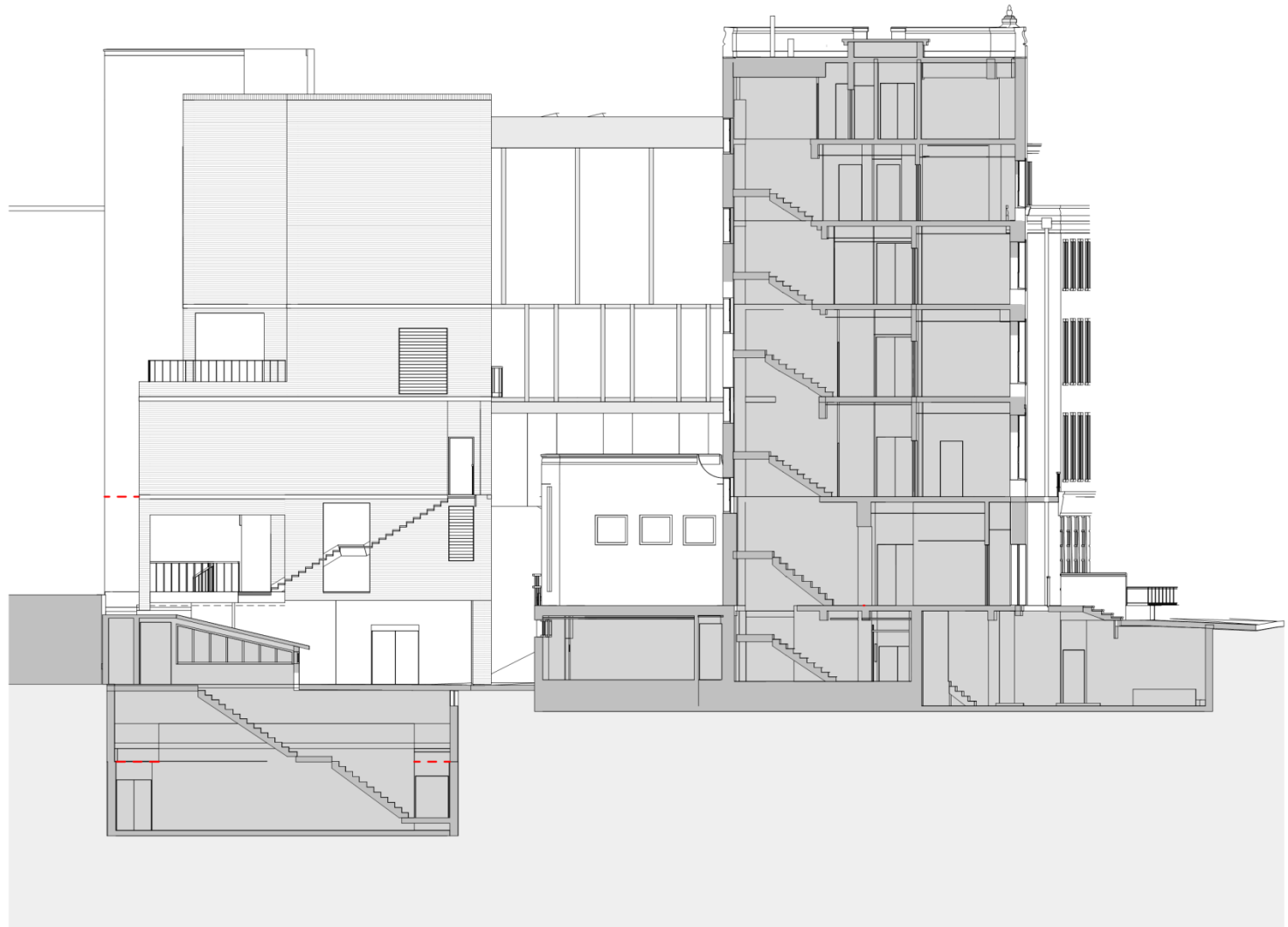
Proposed elevation to Endsleigh Street (cloud shows location of removed staff room)



Proposed south elevation/section



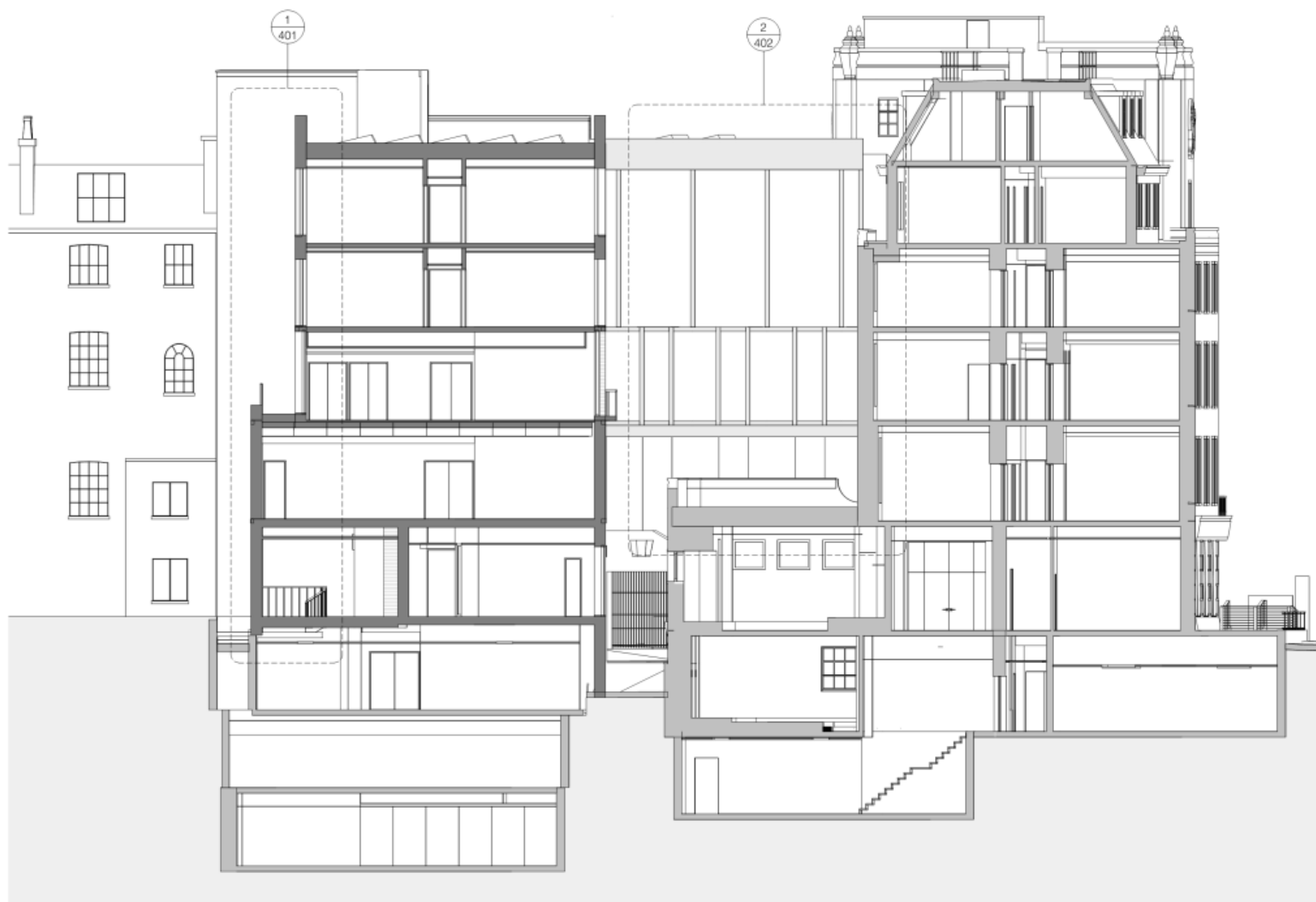
Proposed section BB - view looking south from Bentham house



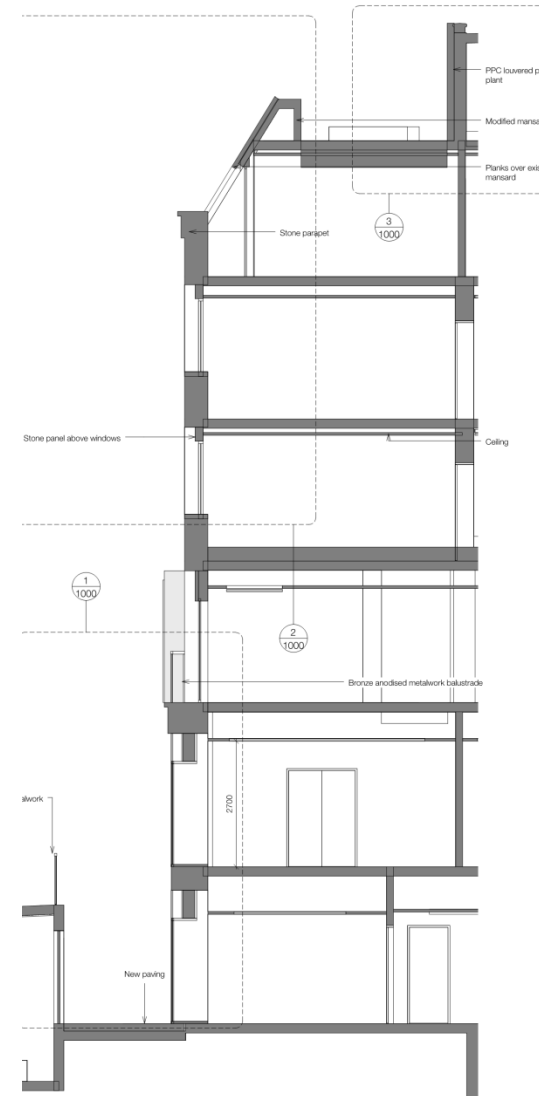
Proposed East elevation



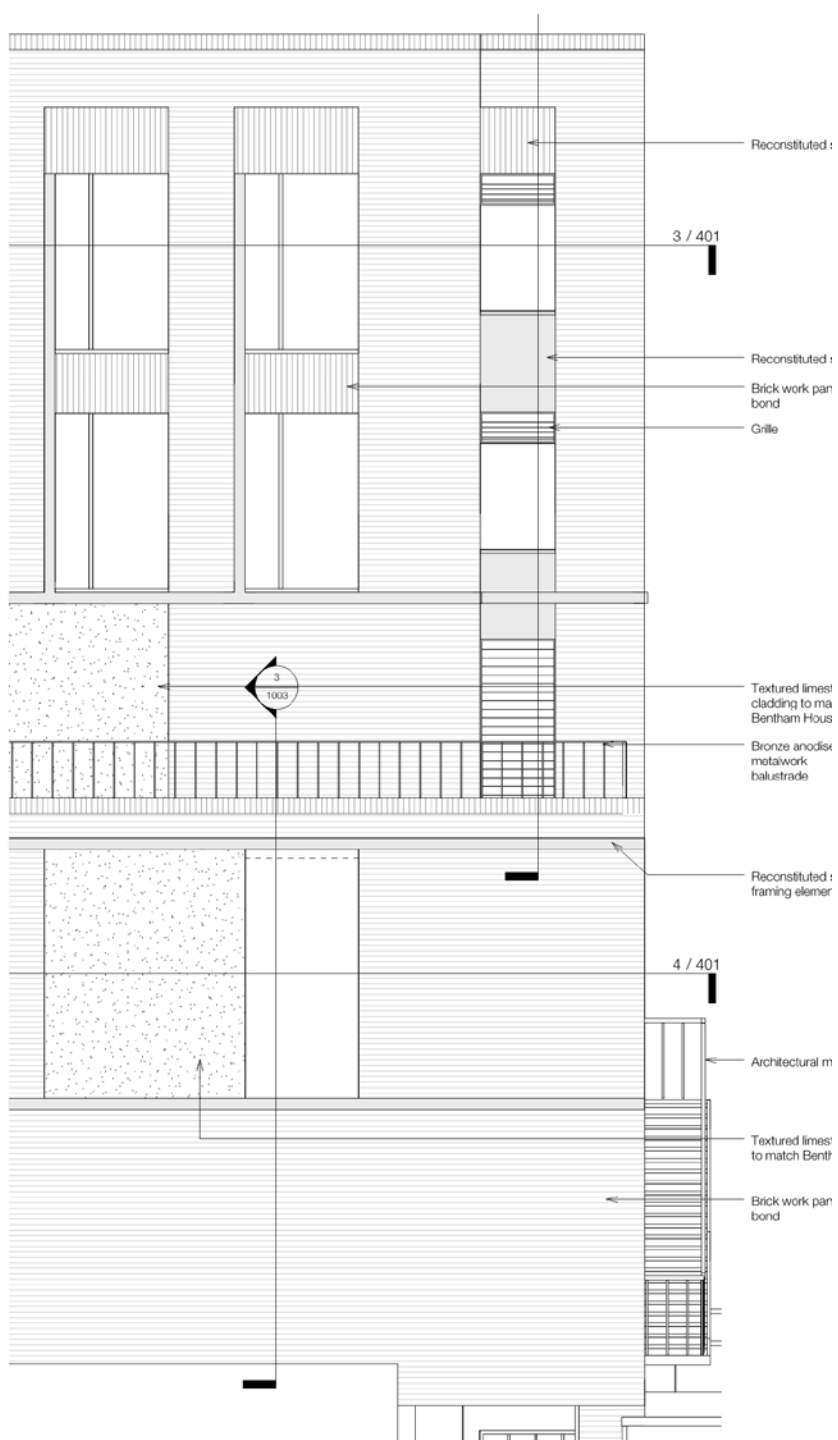
Proposed section CC



Proposed section EE



Left: Endsleigh Street elevation details
 Right: Section through new GS wing



Left: rear extension
south elevation details



Above : proposed Gideon Schreier wing elevation (illustrative)



Above : proposed Gideon Schreier wing elevation (illustrative)



Left: south elevation of rear extension (illustrative)

Below : north elevation of rear extension as seen from Bentham House (illustrative)





Above : rear view of extension as seen looking north from end of city block (illustrative)

Right: north elevation of extension and link block (to right) illustrative

