

Application ref: 2022/2717/P
Contact: Laura Dorbeck
Tel: 020 7974 1017
Email: Laura.Dorbeck@camden.gov.uk
Date: 1 August 2022

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Gerald Eve LLP
72 Welbeck Street
London
W1G 0AY
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**University College London
Main Quad
Gower Street
London
WC1E 6BT**

Proposal:

Installation of drainage systems and associated works outside the temporary teaching facility in Main Quad.

Drawing Nos: (EX)001, (EX)010 PL1, (EX)100 PL1, (PL)500 PL2, (PL)510 PL2, (PL)520 PL1, (PL)530 PL1, SK_PH_03 rev 02, 4001 P03, Arboricultural Survey dated April 2022, Summary of Proposals ref: UCL-BDP-ML-XX-RP-P-00001, External Works Method Statement (Rev ? - 14/03/22), and cover letter dated 17 June 2022.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

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

(EX)001, (EX)010 PL1, (EX)100 PL1, (PL)500 PL2, (PL)510 PL2, (PL)520 PL1, (PL)530 PL1, SK_PH_03 rev 02, 4001 P03, Arboricultural Survey dated April 2022, Summary of Proposals ref: UCL-BDP-ML-XX-RP-P-00001, External Works Method Statement (Rev ? - 14/03/22), and cover letter dated 17 June 2022.

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

- 3 The drainage systems and associated works hereby approved will be permanently removed from the site within one month of the removal of the temporary teaching facility approved under 2021/6197/P and the soft and hard landscaping and paving shall be fully reinstated to the original finish.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission

Temporary permission was previously granted for the erection of the buildings for education use for a period of five years until July 2022 (reference 2017/2934/P). This permission was extended for a further three years until 31 July 2025 (reference 2021/6197/P), with their retention required as a result of the Covid pandemic and the national revision of A-Level results which saw an unexpected increase in the number of students enrolling. This resulted in increased pressure on space across the campus with a requirement for additional laboratory facilities for the STEM faculties.

Given the plant and specialist equipment requirements for such a use, officers considered it appropriate to retain the temporary buildings which could be fitted out to provide the required wet laboratory facilities rather than carry out significant works to existing teaching spaces within UCL's Bloomsbury campus to temporarily accommodate the laboratory facilities.

The applicant is now seeking permission for the installation of drainage systems in association with the new use as there are currently no water inlet or drainage connections. The works would involve the installation of a new gravity and pumped drainage system, with a shallow underground access chamber which would be located towards the west corner of the building, under the existing ramped walkway to the laboratory entrances. A single 100mm foul drain will be routed from the new access chamber to connect to the existing foul drainage within the quadrangle. A new manhole would be built over the existing foul drainage to receive a backdropped drain from the laboratories, and all finishes would be made good once drainage works are complete. A new water supply will be taken from the existing irrigation water supply to an

existing underground storage tank. Excavation pits shall be carried out to locate the existing supply.

Once the temporary modular building is removed, all drainage and water supply pipework and facilities will be removed, the land backfilled, and the original landscaping and paving reinstated to the original finish.

Any excavation works required around trees will be carried out by specialist tools for removing soil around roots using compressed air rather than hand digging, and as such, there will be no harm to the existing trees on site.

There would be no permanent impact upon the setting of adjacent listed buildings or the character of the wider conservation area given the temporary nature of the works and their location below ground.

Due to the location and nature of the works, they would not result in any detrimental impacts to any neighbouring residents in terms of natural light or outlook. Due to the scale of the development, no transport concerns are raised.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision, and the Bloomsbury CAAC confirmed they have no objection.

Special regard has been attached to the desirability of preserving or enhancing the conservation area as well as the setting of adjacent listed buildings, under s.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, A3, D1, and D2 of the Camden Local Plan 2017. The development also accords with the London Plan 2021 as well as the NPPF 2021.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for

'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

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

Daniel Pope
Chief Planning Officer