

Application ref: 2022/2923/P
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Date: 23 August 2022

Development Management
Regeneration and Planning
London Borough of Camden
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WC1H 9JE

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hgh Consulting
45 Welbeck Street
London
W1G 8DZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**University Of London
Senate House Car Park
Malet Street
London
WC1E 7HU**

Proposal:

Temporary installation of a removable structure comprised of usable stepped and seated areas and flexible space beneath the steps.

Drawing Nos: MSCP-BDP-00-DR-A-ZZ_70_60-2004, MSCP-BDP-00-DR-A-ZZ_70_30-1001, MSCP-BDP-00-DR-A-ZZ_70_30-1002, MSCP-BDP-00-DR-A-ZZ_70_30-1003, MSCP-BDP-00-DR-A-ZZ_70_80-1001, MSCP-BDP-00-DR-A-ZZ_70_60-1003, MSCP-BDP-00-DR-A-ZZ_70_30-2001, MSCP-BDP-00-DR-A-ZZ_70_30-2002, MSCP-BDP-00-DR-A-ZZ_70_30-2003, MSCP-BDP-00-DR-A-ZZ_70_80-2001, MSCP-BDP-00-DR-A-ZZ_70_60-2003, MSCP-BDP-00-DR-A-ZZ_70_90-0001, letter by hgh dated July 2022, Design and Access Statement by BDP dated June 2022, Heritage Statement by hgh.

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 shall be carried out in accordance with the following approved plans: MSCP-BDP-00-DR-A-ZZ_70_60-2004, MSCP-BDP-

00-DR-A-ZZ_70_30-1001, MSCP-BDP-00-DR-A-ZZ_70_30-1002, MSCP-BDP-00-DR-A-ZZ_70_30-1003, MSCP-BDP-00-DR-A-ZZ_70_80-1001, MSCP-BDP-00-DR-A-ZZ_70_60-1003, MSCP-BDP-00-DR-A-ZZ_70_30-2001, MSCP-BDP-00-DR-A-ZZ_70_30-2002, MSCP-BDP-00-DR-A-ZZ_70_30-2003, MSCP-BDP-00-DR-A-ZZ_70_80-2001, MSCP-BDP-00-DR-A-ZZ_70_60-2003, MSCP-BDP-00-DR-A-ZZ_70_90-0001, letter by hgh dated July 2022, Design and Access Statement by BDP dated June 2022, Heritage Statement by hgh.

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

- 2 The structure hereby permitted is for a temporary period only and shall be removed on or before 30/09/2024.

Reason: The type of structure is not such as the local planning authority is prepared to approve, other than for a limited period, in view of its appearance. The permanent retention of the structure would be contrary to the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission-

Temporary planning permission is sought for the installation of a stepped pavilion structure within the disused car park area adjacent to Senate House in order to provide a social, seated breakout area and encourage people to linger in this area which is currently underutilised and offers no quality areas of public realm.

Senate House is an imposing Grade II* Listed purpose-built educational building designed by Charles Holden and dating from the early part of the 20th century. The building was constructed in an austere art deco style, and the main elements contributing to its significance are considered to be its restricted palette of high-quality materials, the symmetrical composition of the blocks and profile of the tower, the building's landmark significance, and the repetitive rhythm, pattern and proportion of windows and doors.

The proposed temporary structure would be entirely freestanding and located within the existing car park between the north and south blocks. There would be some minor excavations to anchor the structure to the ground, involving the installation of a shallow reinforced strip foundation that would sit 20mm below the existing tarmac. The tarmac is of no significance and would be resurfaced once the structure is removed. Given its location and temporary nature, the structure would not materially alter, remove or harm the existing historic fabric at Senate House.

The proposed structure would sit in front of the main entrance and obscure views of it which the Council would not normally support; however, given that the installation is temporary in nature and does not attach to the historic fabric of the listed building, and given the benefits it would provide in terms of activation and greening of this space, the proposals are not considered to cause harm to the special character or significance of the listed building, or the

character and appearance of the conservation area. The Council's Conservation Officer has reviewed the proposals and confirmed there is no objection subject to a condition securing the removal of the structure.

Due to the location of the proposals and the distance from the nearest residential occupants, the proposals would not impact neighbouring amenity by way of loss of outlook, daylight or privacy, or noise disturbance.

No objections were received prior to the determination of this application. The Bloomsbury CAAC confirmed they did not object given the temporary nature of the proposals, provided the structure is only given a temporary permission. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, and to preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

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

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can

be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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

You can find advice about your rights of appeal at:

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

Yours faithfully

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

Daniel Pope
Chief Planning Officer