

Application ref: 2022/3055/L
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Date: 23 August 2022

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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 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: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 2 All work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 Should any stone paving, granite setts or other original fabric to the surface of the forecourt be uncovered during the installation, this shall be left in situ and protected.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 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 policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting listed building consent-

Temporary listed building consent 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. 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.

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. Historic England responded with a letter of Flexible Authorisation duly stamped and signed on behalf of the Secretary of State. The site's planning history has been taken into account prior to making this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer