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London Borough of Camden  
Planning Services  
5 Pancras Square  
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14 September 2022

**Our ref:** LEOL/SNE/HSC/U0020225

**Your ref:** PP-11479526

Dear Sir / Madam,

**Section 96a of the Town and Country Planning Act (1990) (as amended)  
UCL Medawar Building, Gower Street, London, WC1E 6BT**

We write on behalf of our client, University College London ('the Applicant'), to submit an application under Section 96a of The Town and Country Planning Act 1990 (as amended) for a non-material amendment to Planning Permission ref. 2020/1445/P relating to the UCL Medawar Building, Gower Street, London, WC1E 6BT.

Section 96A empowers local planning authorities to make changes to planning permissions where they are satisfied that the change is non-material. There is no statutory definition of what non-material is and Planning Practice Guidance explains that this is because it will depend on the context of the overall scheme in any given case. It is contended that the proposed amendments are an entirely non-material change in the context of the approved scheme.

**Background**

On 13 May 2020, Full Planning Permission (ref. 2020/1445/P) was granted for:

*"Installation of new condenser to the roof adjacent to the 4th floor tower, new intake and exhaust grilles to the 4th floor external facade, and the alteration of the fire escape from the 4th floor tower onto the adjacent roof."*

Following the implementation of the approved planning permission site constraints and fire regulation compliance have led to non-material amendments being required to the approved works.

**Proposed Amendments**

The proposed amendments are summarised below and are explained in full within the submitted NMA Amendment Document and drawings:

1. Relocation of condenser unit

In the original permission (ref. 2020/1445/P) the condenser unit was proposed to be wall-mounted and would have sat above some low-level incoming services into the building. However, the contractor advised that a wall-mounted unit was not suitable for the cooling required, as the unit is 300kg and as a result, it

could no longer be safely mounted to the wall. The unit is now therefore floor-mounted on a bigfoot system. Due to the low-level incoming services, the unit could not be floor-mounted in its consented location and the contractor has located it in the closest available location to the consented.

## 2. Replacement of redundant fan with glazing panel

The original permission's proposed drawings show an enlarged central window resulting from removing the fan and replacing it with glazing. However, this is not possible to achieve because of some live condenser pipework penetrating through the timber surrounding the fan. Therefore, in order to install secondary glazing to the window, half of the window has to be boxed-in internally, leading to the loss of light through the small pane. The condenser unit has been moved to sit in front of the boxed-in part only, meaning this does not restrict the view out from the remaining window.

## 3. Reconfiguration of fire door widths to meet safety requirements

Under the planning permission, a fire door was approved to replace an existing window. Following approval, it has been determined that the fire door dimensions need to be altered. The opening needs to be 215mm wider and 150mm higher than the consented scheme in order to meet the UCL Fire Safety Regulations. The door will remain in the same location as approved.

## **Assessment**

This Section 96a application seeks to regularise the works on the roof of the Medawar Building and does not result in any material change to the approved scheme. The proposed works seek to improve the safety of the building whilst also ensuring its practicality and efficiency.

The re-located condenser is less than 5m from the originally intended location, and further away from the closest noise receptors than originally proposed. Therefore, it is considered that the re-positioned equipment would not have any further impact on neighbouring receptors. A Plant Noise Assessment is submitted with this application and provides further details.

In conclusion, the works are non-material in nature and should be approved under this application without delay.

## **Application Documents**

Please find enclosed the following documents in support of this application:

- Cover Letter (this document), prepared by Gerald Eve;
- Application Form, prepared by Gerald Eve;
- Non-Material Amendment Document, prepared by Burwell Architects;
- Noise Assessment, prepared by Environmental Equipment Corporation Ltd;
- Site Location Plan, prepared by Burwell Architects;
- Approved drawings, prepared by Burwell Architects:
  - Medawar Building - Proposed 4th Floor Plan ref. 774/PL/006 Rev A
  - Medawar Building – Proposed Section A ref. 774/PL/007 Rev A
  - Medawar Building - Proposed West Elevation ref. 774/PL/008 Rev A
- Proposed drawings, prepared by Burwell Architects:
  - Medawar Building - Proposed 4th Floor Plan ref. 774/PL/006 Rev B
  - Medawar Building – Proposed Section A ref. 774/PL/007 Rev B

- Medawar Building - Proposed West Elevation ref. 774/PL/008 Rev B

The requisite planning application fee of £234.00 (+ £32.20 Planning Portal Fee) will be paid online.

We look forward to your confirmation of the validation of this application. In the meantime, please contact Sam Neal ([sneal@geraldeve.com](mailto:sneal@geraldeve.com) / 07768 131779) or Hannah Scott ([hscott@geraldeve.com](mailto:hscott@geraldeve.com) / 07553 745537) of this office should you have any questions.

Yours faithfully,

A handwritten signature in black ink that reads 'Gerald Eve LLP'.

**Gerald Eve LLP**