

Application ref: 2022/5580/P
Contact: Laura Dorbeck
Tel: 020 7974 1017
Email: Laura.Dorbeck@camden.gov.uk
Date: 6 February 2023

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
Gerald Eve LLP
One Fitzroy
6 Mortimer Street
London
W1T 3JJ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

16-25 Gordon Square
UCL Andrew Huxley Building
MRC Building
London
WC1H 0AT

Proposal:

Internal and external alterations associated with the connection of the properties to the Gower Street District Heat and Power network including the installation of new internal and external pipework, removal of boilers and replacement with plate heat exchangers within the plantrooms of 17, 20 and 25 Gordon Square and the removal of external flues and other fixtures associated with the existing heating systems.

Drawing Nos: UCL-BHE-00-00-DR-AM-801 P00, UCL-BHE-00-00-DR-AM-810 P01, UCL-BHE-00-00-DR-AM-800 P01, UCL-BHE-00-00-DR-AM-850 P01, UCL-BHE-00-00-DR-AM-2001 P01, UCL-BHE-00-00-DR-AM-2002 P01, Design and Access Statement: Building Services Description dated 22 November 2022 and cover letter dated 16 December 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: UCL-BHE-00-00-DR-AM-801 P00, UCL-BHE-00-00-DR-AM-810 P01, UCL-BHE-00-00-DR-AM-800 P01, UCL-BHE-00-00-DR-AM-850 P01, UCL-BHE-00-00-DR-AM-2001 P01, UCL-BHE-00-00-DR-AM-2002 P01, Design and Access Statement: Building Services Description dated 22 November 2022 and cover letter dated 16 December 2022.

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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

Permission is sought for various works to a number of UCL buildings to facilitate their connection to the Gower Street District Heat and Power Network. The buildings in question are the Molecular Cell Biology Building ('MRC'), the Andrew Huxley Building, and 16-25 Gordon Square. The Gordon Square buildings are Grade II listed as a group along with their front railings. Their group value is considered to derive from their architectural character, detailing and uniformity, with these elements being of principal importance to their significance.

New connections would be made to the MRC building and the Gordon Square Building, so that they no longer required independent gas fired heating systems, and an existing connection to the Andrew Huxley Building would be updated. The work includes the formation of a trench to the rear of the Gordon Square buildings, the installation of new and replacement pipework, internal and external alterations, removal of boilers and replacement with plate heat exchangers within the plantrooms of 17, 20 and 25 Gordon Square, the removal of external flues and other fixtures associated with the existing heating systems.

In order to facilitate the connections, a trench approximately 152m in length is proposed. Following the installation of the pipework, the trench would be backfilled, and the existing surface re-instated and made good. There would be no visual impact given the pipework is below ground, and as such, the proposals would preserve the character and appearance of the conservation area.

The external works to the listed buildings are limited, involving only the removal of existing flues and external fixtures and fittings associated with the removal of the gas boilers. Where these fixtures are removed, work will be made good with existing materials. New additions include the installation of pipework to the 17 Gordon Square plantroom. Given additional pipework is to be installed, the applicant has agreed to carry out works to declutter this elevation with the removal of two large metal flues which extend to the upper levels of the building, alongside other smaller fixtures and fittings. A condition on the association listed building consent shall ensure that these elements are removed prior to use, to ensure that these positive improvements are delivered. Internally, the works would impact the plantrooms at nos. 17, 20 and 25 and would involve the removal of the gas boilers and associated pipework. The plantrooms have been heavily altered, and internally hold little significance. The removal of the modern plant equipment, and the replacement with equipment to support the connection to the Gower Street Heat and Power network is therefore not considered to have an impact the special architectural or historic interest of the heritage assets.

Internally, existing pipework routes would be utilised to avoid the need for additional openings in the historic fabric or additional routes that would lead to the cluttering of the internal walls, which is welcomed. Where additional pipework is required, it would be installed at a high level and to modern fabric where possible.

The proposals have been reviewed by the Council's Conservation Officer who considers that overall, the proposals would preserve the character and appearance of the Bloomsbury Conservation Area and would not harm the special architectural or historic interest of the listed buildings.

The works are aimed at improving UCL's carbon footprint and maximising use of a more sustainable energy source which is welcomed, and in accordance with the intentions of policy CC2.

No objections were received prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision.

- 2 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 (ERR) 2013.

As such, the proposed development is in general accordance with policies D1, D2, CC2, 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.

- 3 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).

- 4 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.
- 5 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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully



Daniel Pope
Chief Planning Officer