

Application ref: 2022/5601/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 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: 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 All new work and 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.

- 4 The removal of existing flues, boilers, fixtures and fittings hereby approved shall be completed prior to final connection to the District Heat and Power Network.

Reason: To ensure these works are implemented, 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.

Informative(s):

- 1 Reasons for granting listed building consent

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.

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 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 not harm the special architectural or historic interest of the listed buildings.

No objections were received prior to the determination of this application.

The site's planning history has been taken into account prior to making this decision and 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 [ERR] 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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer