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## Appeal Decision

Site visit made on 4 March 2014

by **C Thorby MRTPI IHBC**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 8 April 2014

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**Appeal Ref: APP/X5210/E/13/2205521**

**University College London, Gower Street, London, WC1E 6BT**

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 against a refusal to grant listed building consent.
  - The appeal is made by University College London against the decision of the Council of the London Borough of Camden.
  - The application Ref 2013/0401/L, dated 21 January 2013, was refused by notice dated 18 March 2013.
  - The works proposed are internal alterations involving removal of the internal vestibule doors in the Flaxman Gallery and installation of new glass and bronze framed internal doors.
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### Decision

1. The appeal is allowed and listed building consent is granted for internal alterations involving removal of the internal vestibule doors in the Flaxman Gallery and installation of new glass and bronze framed internal doors at University College London, Gower Street, London WC1E 6BT in accordance with the terms of the application Ref 2013/0401/L, dated 21 January 2013 subject to the following conditions:
  - 1) The works hereby authorised shall begin not later than 3 years from the date of this consent.
  - 2) The existing doors are salvaged and stored by the University with other salvaged joinery from the Flaxman Gallery.
  - 3) Before the development commences, the detailed design, including typical sections at a scale of 1:2 and details of materials of the proposed doors shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
  - 4) The works hereby permitted shall be carried out in accordance with the following approved plans: 480/GA/001; 480/GA/002; 480/GA/003; 480/GA/004; 480/GA/005; 480/A(42)/100; 480/A(42)/110 rev A; 480/GA/010 rev B; 480/GA/011 rev A; 480/GA/012 rev A and 480/GA/013 rev A.

### Reasons

2. The main issue is the effect on the special architectural and historic interest of a listed building. The Flaxman Gallery forms the central part of the Grade I Listed Wilkins Building which itself form the key historic central core of the University College London campus. The existing doors are multi paned, double

- draft doors, part of the c.1950 refurbishment of the building. They are set behind the historic front entrance within the portico, which is of considerable significance as the main focal point of the building frontage.
3. The new doors would be modern with a large expanse of glazing but they would be elegant in appearance with bronze detailing which relates to elements of the historic interior. When viewed from the public entrance while the original doors are open there may be some reflection from the glazing. However, the glazed doors would re-establish the perception of an unrestricted view into the gallery and views from inside the gallery would be considerably improved with a clear and uninterrupted view to the outside spaces. There would be considerable architectural benefit to the Flaxman Gallery and the listed building as a whole from the re-establishing of the spatial link between the gallery and the portico. The setting of the new doors within a bronze frame would not affect the existing TL Donaldson Oak frame and although different materials would be used this would not detract from the contribution that the original frame makes to the special architectural interest of the gallery.
  4. There would be some minor loss of the c.1950s fabric which has some value as part of the historic development of the Wilkins Building, reflecting its classical style and that of its c.1848 TL Donaldson interior. However, the loss would be very much less than substantial and would be outweighed architecturally by the enhancement of front elevation and spatial improvement to the Flaxman Gallery. The works would preserve the special architectural and historic interest of the building to which I have had special regard. In doing so they would also preserve the character and appearance of the Bloomsbury Conservation Area. The proposal would, therefore, comply with the London Borough of Camden DPD Core Strategy policy CS14 and the London Borough of Camden DPD Development Policies policy DP25, which consistent with the National Planning Policy Framework seek to protect the historic environment.
  5. *Conditions.* Conditions relating to the storage of the existing doors and details of the new doors would be necessary in the interests of protecting and informing the historic environment for future generations. For the avoidance of doubt and in the interests of proper planning a condition specifying the appeal plans would be necessary.

*Christine Thorby*

INSPECTOR

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