

Application ref: 2023/1013/P
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Date: 4 May 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

Deloitte
1 New Street Square
London
EC4A 3HQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

University Of London Institute Of Education
20 Bedford Way
London
WC1H 0AL

Proposal:

Installation of new plant equipment comprising bulk fuel tank and control, condenser unit, and three new bollards to the rear service yard level and associated works.

Drawing Nos: 3147-P5-2001 P1, 3147-P5-2002 P1, 3147-P5-2201 P1, 3147-P5-2205

P1, 3147-P5-2202 P1, 3147-P5-2210 P2, 3147-P5-2220 P2, Plant Noise Break-Out

Assessment ref. 0052516 Rev P02 dated 17 February 2023 and cover letter by Deloitte dated 9 March 2023.

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: 3147-P5-2001 P1, 3147-P5-2002 P1, 3147-P5-2201 P1, 3147-P5-2205 P1, 3147-P5-2202 P1, 3147-P5-2210 P2, 3147-P5-2220 P2, Plant Noise Break-Out Assessment ref. 0052516 Rev P02 dated 17 February 2023 and cover letter by Deloitte dated 9 March 2023.

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

- 3 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 4 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The Institute of Education is a grade II* listed building, designed by Denys Lasdun and partners constructed in 1970-76. The building is set over six storeys above ground with an additional three basement storeys. It is constructed mostly from reinforced concrete with bronze anodised aluminium panels. The proposed works comprise the installation of a bulk fuel tank and control at level 2, a condenser unit at level 3, three new bollards to the rear service yard and an internal shaftwall from level 2 to level 12. The works form part of a phased masterplan to update the building's facilities and services and ensure it provides a high quality learning environment.

The details have been reviewed by the Council's Conservation Officer who confirms they are acceptable and will preserve the special interest and significance of the listed building. Although the proposed equipment will add some visual clutter, their position is rationalised and in line with equipment already in situ. The plant is located within a rear service yard area where it is not visible from the public realm and where it will not be out of character. As such, it would preserve the character and appearance of the building and this

part of the conservation area.

Concerns were initially raised regarding the bulk fuel tank; however, after the submission of additional information and justification, officers are satisfied the applicant has considered alternative options and this is the most appropriate location. The fuel dump tank is needed for fire safety purposes and is being installed as part of a new life safety generator in Core B. The proposed condenser is required as a new communications room is being created in Zone C which requires refrigerant cooling due to the risk of overheating.

Due to the location and nature of the proposals, the proposals would not impact neighbouring amenity by way of loss of outlook, daylight or privacy. A Noise Impact Assessment has been prepared by Buro Happold which concludes that the level of noise is in accordance with the thresholds set out in the Local Plan (which state that new plant noise emissions should be 10db below the background noise levels). The Council's Environmental Health Officer has reviewed the assessment and confirms that it follows appropriate noise guidance. Compliance with the Council's noise standards shall be secured by condition.

Policy CC2 only allows active cooling (air conditioning) where dynamic thermal modelling demonstrates there is a clear need for it after all of the preferred measures are incorporated in line with the cooling hierarchy. In this case, it is acknowledged that there are limited opportunities to incorporate these measures due to the location of the comms room, the single aspect of the room, the listed status of the building, and the greater cooling requirements of a comms room compared to standard teaching spaces. As such, the installation of active cooling is accepted in this instance.

One objection was received concerning the installation of the condenser unit and its sustainability impacts. For the reasons outlined in the paragraph above, the active cooling is accepted in this instance. The planning history of the site has been taken into account when coming to this decision.

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, A1 and A4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the NPPF 2021.

- 2 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).

- 3 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.
- 4 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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer