

Application ref: 2023/1111/L
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Date: 4 May 2023

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Deloitte
1 New Street Square
London
EC4A 3HQ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 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: 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: 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 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.

Informative(s):

- 1 Reasons for granting listed building consent

The Institute of Education is a grade II* listed building, designed by Denys Lasdun and partners and 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 grade II* listed building typifies Brutalist architecture and its significance derives predominantly from its external appearance, which expresses its structure and function, distinctive massing and form, and use and quality of materials. The building is part of the UCL campus and since its construction, the majority of the interiors have been extensively altered.

The proposals would not be visible from the public realm, as they are concealed in the service yard to the rear which is characterised by a fairly utilitarian appearance. The service yard area of the building is of low significance and was designed by Lasdun to be a back-of-house area. Therefore, the proposals will not impact significant areas of the building. The proposals would require a very limited removal of historic fabric to create penetrations for the pipework, but given their small size and location, would not result in a harmful loss of historic fabric. The Council's Conservation Officer has assessed the proposals and confirmed they would not cause harm to the historic or architectural significance of the building.

One objection was received relating to the air conditioning unit which has been

duly considered during the determination of the associated planning application. Historic England responded with a letter of Flexible Authorisation duly stamped and signed on behalf of the Secretary of State.

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 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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer