

Application ref: 2023/3840/P
Contact: Edward Hodgson
Tel: 020 7974 8186
Email: Edward.Hodgson@camden.gov.uk
Date: 25 October 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
One Fitzroy
6 Mortimer Street
London
W1G 0AY
United Kingdom

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 external lighting to fourth floor facade and terrace and associated works to the fifth floor terrace

Drawing Nos: Site Location Plan 162-SLP01, 162 - 02 - 4, 162 - 02 - 2, ALP-20BED-EXT-LTG-001 Rev A, ALP-20BED-EXT-LTG-002 Rev A, JCL-IOE-BRG-WA-04-DR-EL-6004, ALP-20BED-EXT-LTG-003 Rev A, Design and Access Statement, Covering Letter and Heritage Report, Project Outline and Photographic Schedule Report (12/6/2023)

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:

Site Location Plan 162-SLP01, 162 - 02 - 4, 162 - 02 - 2, ALP-20BED-EXT-LTG-001 Rev A, ALP-20BED-EXT-LTG-002 Rev A, JCL-IOE-BRG-WA-04-DR-EL-6004, ALP-20BED-EXT-LTG-003 Rev A, Design and Access Statement, Covering Letter and Heritage Report, Project Outline and Photographic Schedule Report (12/6/2023)

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.

The proposals involve the installation of additional and replacement external lighting to the existing fourth floor terrace which serves the University's Student Union bar. The application site forms part of the Institute of Education building which is both Grade II* listed and located within the Bloomsbury Conservation Area. The lighting would consist of replacement low-level lighting as well as new emergency lighting installed along the terrace wall. These would utilise existing routes. In addition, new floodlighting is proposed on the façade which would involve new routes within the fifth-floor terrace above. The additional lighting is required due to ongoing health and safety issues on the terrace and the existing lighting is considered insufficient.

The low-level lighting would be concealed in views from the public realm and would supplement existing light fixtures. The new and replacement fixtures would be similar in size and appearance to the existing and would not dominate the terrace wall. The floodlights, given their size and the overall scale of the building, would not detract significantly from the appearance of the building. The new routes at fifth floor would be minor in nature and are not considered to harm the fabric of the listed building.

Given the lighting is required for improved safety and security, the proposals are considered to be acceptable in this location and instance.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and preserving or enhancing the Bloomsbury 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 2013.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. The light fixtures have been design in such a way as to minimise light spill where possible and the terrace is located a sufficient distance away from neighbouring occupiers so as not to cause adverse light pollution.

Historic England confirmed that they had no comments on the proposals. No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, D2 and C5 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 2023.

You can find advice about your rights of appeal at:

[https://www.gov.uk/appeal-planning-decision.](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

A handwritten signature in black ink, appearing to read 'DPope', is centered on the page.

Daniel Pope
Chief Planning Officer