

Application ref: 2024/2060/P
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Date: 31 July 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Deloitte LLP
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 College London Institute Of Education
20 Bedford Way
London
WC1H 0AL

Proposal:

Replacement of plant equipment at Level 9 roof and installation of ladders and step-over on Level 12 roof

Drawing Nos: Site Location Plan 3147-P7-2001-P1, 3147-P7-2X10 P1, 3147-P7-2202 P4, 3147-P7-2902 P1, 3147-P7-2X20 P2, 3147-P7-2X05-P2, 3147-P7-2205-P3, 3147-P7-2002-P3, 3147-P7-2505-P2, 3147-P7-2406-P1, 3147-P7-2405-P1, 3147-P7-2206-P2, 3147-P7-2705-P2, 3147-P7-2615-P2, 3147-P7-2605-P2, 3147-P7-2905-P1, Schedule of Works (Architon LLP April 2024), Noise Impact Assessment (Buro Happold, 7/02/2024, rev PO2), Equipment Technical Submittal (ESL dated 16/01/2023), Design and Access Statement, Heritage Structural Assessment, Cover Letter (Deloitte, dated 22/05/2024)

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 3147-P7-2001-P1, 3147-P7-2X10 P1, 3147-P7-2202 P4, 3147-P7-2902 P1, 3147-P7-2X20 P2, 3147-P7-2X05-P2, 3147-P7-2205-P3, 3147-P7-2002-P3, 3147-P7-2505-P2, 3147-P7-2406-P1, 3147-P7-2405-P1, 3147-P7-2206-P2, 3147-P7-2705-P2, 3147-P7-2615-P2, 3147-P7-2605-P2, 3147-P7-2905-P1, Schedule of Works (Architon LLP April 2024), Noise Impact Assessment (Buro Happold, 7/02/2024, rev PO2), Equipment Technical Submittal (ESL dated 16/01/2023), Design and Access Statement, Heritage Structural Assessment, Cover Letter (Deloitte, dated 22/05/2024)

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 5 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 ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration 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 proposal involves the removal of a plant unit and installation of a new plant unit at level 9, and the erection of a ladder and step over and walkway with a steel balustrade at level 12.

The application site is Grade II* listed and located within the Bloomsbury Conservation Area. An associated listed building application has been submitted under ref. 2024/2088/L.

Within the overall appearance of the host building, the proposals are considered to be minor and would not detract from the architectural interest of the building. The works would have limited visibility in views from the public realm and are common features at roof level.

Special regard has been attached to the desirability of preserving or enhancing the listed building, its setting and its features of special architectural or historic interest, and the wider 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. A Noise Impact Assessment has been submitted which demonstrates that the new unit would be quieter than the existing unit and noise levels would comply with the Council's standards. Conditions are attached to ensure this is the case. The report has been reviewed by the Council's Environmental Health team who did not object.

No objections have been received prior to making this decision. The Bloomsbury CAAC responded with no comment. 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, A4, D1 and D2 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 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