

Application ref: 2024/2088/L  
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Date: 31 July 2024

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

Proposal:

Replacement of plant equipment at Level 9 roof, installation of ladders and step-over on the roof at Level 12 roof, installation of a FlexStep and associated structural reinforcement at Levels 4 and 5, minor alterations for service installations and structural interventions on Levels 2, 4, 5, 6 and 7, and other associated works

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 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:

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: 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 new work and 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 consent:

The application site is the Grade II\* listed Institute of Education building. Various external and minor internal works are proposed.

Externally, an existing condenser unit at level 9 would be replaced with a new unit in a similar location. In addition, new steel ladders, walkway and steel railings are proposed at level 12. These are considered to be minor works that would not detract from the architectural significance of the listed building.

Internally, a flexstep and minor structural reinforcements are proposed at levels 4 and 5, in order to improve the accessibility of the building. Further steel reinforcements are proposed at levels 5,6 and 7. At level 6, minor alterations are proposed including cutting into the existing floor screed and creating a new teapoint in a breakout room. Various minor penetrations are proposed at level 2 to allow for services. A new partition wall and boxing would be erected to enclose the services. At level 4, temporary trunking would be retained permanently.

Overall, the works are considered to be minor and would not significantly alter

the special architectural interest of the building. The Council's Conservation Team have reviewed the proposals and deem them to be acceptable.

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, 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 2023.

- 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 faint, light-colored rectangular stamp or watermark.

Daniel Pope  
Chief Planning Officer