

Application ref: 2024/2240/P  
Contact: Edward Hodgson  
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Date: 2 October 2024

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

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Gerald Eve LLP  
One Fitzroy  
6 Mortimer Street  
London  
W1G 0AY

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 3no. external catering structures on the forecourt for a temporary period of four years.

Drawing Nos: Site Location Plan 3147-P1-2001, 3147-P1-2002 A, 3147-P3-3000 P4, 3406-003 P2, 3406-006 P3, Design and Access Statement, Covering Letter, Canteen On the Concourse Supporting Document.

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-P1-2001, 3147-P1-2002 A, 3147-P3-3000 P4, 3406-003 P2, 3406-006 P3, Design and Access Statement, Covering Letter, Canteen On the Concourse Supporting Document

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.

- 4 The temporary structures hereby permitted shall be removed and the land restored to its former condition on or before 4 years from the date of this permission.

Reason: To safeguard the appearance of the listed building and surrounding area in accordance with policies D1 and D2 of the Camden Local Plan 2017.

- 5 The structures shall only be used between 10:00 and 17:00 Mondays to Fridays.

Reasons: To protect the amenity of neighbouring occupiers in accordance with Policies A1 and A4 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal involves the temporary installation of three single storey catering units within the rear forecourt of the Institute of Education Building which is Grade II\* listed and located within the Bloomsbury Conservation Area. An associated listed building application has been submitted under ref. 2024/2298/L.

Within the context of the host building, the structures would be subordinate and modest in scale and no historic fabric would be impacted upon. They would be finished in metal and timber with green and white UCL branding. It is accepted that these are only temporary structures, in place for four years and therefore on balance, they are acceptable. A condition is attached to ensure they are removed 4 years from the date of decision.

No changes or additions to the existing servicing of the building would be required.

A condition is attached to ensure they are only used between 10:00 and 17:00 Mondays to Fridays. Given the relatively modest operation of the units, and the distance to nearby occupiers, they would not result in undue impacts in terms of noise and odour.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

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 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.

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, 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](http://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.

- 5 Biodiversity Net Gain (BNG):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition (“the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

Based on the information available this permission will not require the approval of a BGP before development is begun because it is below the de minimis threshold because it does not impact an onsite priority habitat and impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat.

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>.

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