

Application ref: 2024/3245/L
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Date: 2 October 2024

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
One Fitzroy
6 Mortimer Street
London
W1T 3JJ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Institute Of Education
20 Bedford Way
London
WC1H 0AL

Proposal:

Upgrading of the existing Bloomsbury District Heat network through the installation of roof mounted air source heat pumps and supporting equipment within an acoustic enclosure, and associated external and internal works

Drawing Nos:

Site Location Plan 23081-AHMM-ZZ-XX-DR-A-PL00, 23081-AHMM-ZZ-XX-DR-A-PL002, 23081-AHMM-XX-XX-DR-A-PL020, 23081-AHMM-XX-XX-DR-A-PL021, 23081-AHMM-XX-XX-DR-A-PL030, 23081-AHMM-XX-XX-DR-A-PL200, 23081-AHMM-XX-XX-DR-A-PL201, 23081-AHMM-XX-XX-DR-A-PL300, 23081-AHMM-XX-XX-DR-A-PL410, 23081-AHMM-XX-XX-DR-A-PL500, 23081-AHMM-ZZ-10-DR-A-PL010, 23081-AHMM-ZZ-10-DR-A-PL100, 23081-AHMM-ZZ-10-DR-A-PL400,

Design and Access Statement, Noise Impact Assessment (Buro Happold, 22/07/2024), Heritage Statement, Design Overview and Carbon Saving Note, Summary of Alternatives Report, Cover Letter

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 23081-AHMM-ZZ-XX-DR-A-PL00, 23081-AHMM-ZZ-XX-DR-A-PL002, 23081-AHMM-XX-XX-DR-A-PL020, 23081-AHMM-XX-XX-DR-A-PL021, 23081-AHMM-XX-XX-DR-A-PL030, 23081-AHMM-XX-XX-DR-A-PL200, 23081-AHMM-XX-XX-DR-A-PL201, 23081-AHMM-XX-XX-DR-A-PL300, 23081-AHMM-XX-XX-DR-A-PL410, 23081-AHMM-XX-XX-DR-A-PL500, 23081-AHMM-ZZ-10-DR-A-PL010, 23081-AHMM-ZZ-10-DR-A-PL100, 23081-AHMM-ZZ-10-DR-A-PL400,

Design and Access Statement, Noise Impact Assessment (Buro Happold, 22/07/2024), Heritage Statement, Design Overview and Carbon Saving Note, Summary of Alternatives Report, Cover Letter

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 proposal comprises the installation of 16 air source heat pumps, 4 compressors, a transformer room/switch room and associated cabling and infrastructure, located within a louvred enclosure situated at roof level between the two central roof planes of the building.

The application site is the Grade II* listed Institute of Education Building, which is a notable example of British brutalist architecture designed by Lasdun. The building's architectural interest derives from its sophisticated use of horizontal strata and imposing towers that make up its strong, sculptural form, and from the high-quality of its finishes, including concrete poured in situ (particularly in the building's circulation cores).

The enclosure would measure approx. 3m in height and would be designed in a sympathetic manner, using an anodised finish to match the existing curtain walling. The materials and shadow gaps of the existing building have been used to influence the width and form of the enclosure. New associating cabling and pipes would run inside the enclosure and would perforate the side of the adjacent cores where they will descend via existing risers to the plantroom on Level 1 of the existing building. Perforations will be limited in size and number to minimise any impact on the historic fabric. The enclosure would appear as a quasi-additional storey above the existing building and as such would appear visible in views from within the Conservation Area. Various other locations for the new plant were identified but ruled out for feasibility reasons.

The proposal would result in less than substantial harm to the listed building. In accordance with para 208 of the NPPF, this harm should be assessed against any public benefits. The equipment would contribute to significant decarbonisation of the Bloomsbury District Heat Network which would help to achieve the Council's and the universities' commitment to carbon net zero. This is considered to be a significant public benefit which would outweigh the harm identified. As such, the proposal on balance is acceptable. Considerable weight and importance have been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the listed building.

The site's planning history has been taken into account when making this decision.

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.
- 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:

<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