

Application ref: 2024/3198/P
Contact: Edward Hodgson
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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

Town and Country Planning Act 1990 (as amended)

Full Planning Permission 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 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 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 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: 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 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 application site comprises the Grade II* listed Institute of Education Building, located within the Bloomsbury Conservation Area. An associated listed building consent application has been submitted under ref. 2024/3245/L.

The proposal involves the installation of 16 air source heat pumps, four compressors and a transformer/switch room with associated cabling. The facility would be located within a louvred enclosure on the two central roof planes of the central portion of the building. The enclosure would be approx. 3m in height and finished in a colour and materiality that has been designed to reflect the architecture of the building. This includes a louvred screen in a colour to match the original anodised finish of the existing curtain wall, with the shadow gaps and materials being influenced by the width and proportion of the screens. The enclosure has been designed to compliment the sculptured form of the host building, and has been set away from the sculptural towers which are a key design feature of the building. The enclosure would be visible in views from within the Conservation Area and it is accepted that any significant plant at roof level would be visible. It should be noted that alternative locations for the plant have been explored and ruled out.

Less than substantial harm to the designated heritage asset has been identified. In accordance with para 208 of the NPPF, this harm needs to be balanced against any public benefits. The plant units would contribute to significant decarbonisation of the Bloomsbury District Heat Network, which currently uses gas and oil engines and boilers. Therefore, significant public benefits, namely in the form of climate change mitigation, have been identified and outweigh the heritage harm identified.

The plant enclosure would not impact upon daylight and sunlight levels at nearby occupiers given the distance and scale of proposal. A noise impact assessment has been submitted and reviewed by the Council's Environmental Health Officer who deem it to be acceptable; conditions are attached to ensure that noise levels from the plant do not exceed the Council's requirements for noise levels at nearby occupiers.

The proposal would harm the special significance of the listed building and Conservation Area. This harm would be less than substantial. 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 and Conservation Area. This harm is balanced by the considerable weight afforded to the public benefits of the scheme, namely, the decarbonisation of the Bloomsbury District Heat Network.

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

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

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, CC1, CC2, 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 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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer