

Application ref: 2024/3644/L
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Date: 22 October 2024

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

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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:

Institute of Education
20 Bedford Way
London
WC1H 0AL

Proposal:

Internal works comprising reconfiguration and refurbishment of Levels 5-9 Core A nib and wing, Level 6 wing A Lawton Room, Level 1 plantroom, Level 4 Room 426, Level 5 Zone C and Levels 1, 3 and 4 foyers; replacement mezzanine levels to selected rooms at Levels 2 and 3 in Core C and Levels 4 and 5; creation of new plant room at Level 8 wing A; new post room to Level 4; installation of platform lifts at Level 3 and 4 foyers; installation of fixed furniture and security gates in foyers; replacement of doors to the IALs building at Levels 4-9; infill of Level 1 drama hall window; replacement of existing halls signage with new digital signage at Levels 1-9 Cores A and B, Level 3 and 4 Zone B and Level 5 Zone C; and other associated internal works. External works comprising a new extended entrance at Bedford Way; a reconfigured entrance at Thornhaugh Mews; alterations to roof plant enclosure and new chiller unit; repairs and installation of insulation to external Levels 6-9 terraces; installation of secondary glazing to selected panels; new louvres at Level 8 wing A; smoke ventilation panels along Bedford Way elevation; refurbishment and repairs to Level 4 and 10 roof; new external gate at Level 5 wing A; replacement rooflights at Level 4; external beacons at Level 6 and 10 roof; and other associated external works
Drawing Nos: Site Location Plan 3147-P3-2001 P4, 3147-P3-2002 P4,

Existing Drawings: (prefix 3147-P8) 2101 P1, 2201 P1, 2301 P1, 2401 P1, 2501 P1, 2601 P1, 2701 P1, 2801 P1, 2901 P1, 2R01 P1, 2X01 P1,

Proposed Drawings: (prefix 3147-P8) 2105 P1, 2205 P1, 2305 P1, 2306 P1, 2405 P1, 2406 P1, 2505, 2605 P1, 2606 P1, 2705 P1, 2706 P1, 2805 P1, 2806 P1, 2905, 2906 P1, 2R05 P1, 2X05 P1, 2111 P1, 2211 P1, 2311 P1, 2312 P1, 2411 P1, 2412 P1, 2511, 2611 P1, 2612 P1, 2711 P1, 2712, 2811 P1, 2812 P1, 2911 P1, 2912 P1, 2113 P1, 2313 P1, 2413 P1, 2513 P1, 2319 P1, 2320 P5, 2321 P1, 2322 P4, 2323 P5, 2325, 2326 P1, 2428 P1, 2429 P1, 2430 P1, 2427 P1, 2507 P1, 2508 P1, 2515 P1, 2050 P1, 2051 P1, (prefix 3147-P3) 2329 P3, 2330 P3, 2331 P3, 2332 P4, 2333 P2, 2334 P3, 2420 P5, 2421 P4, 2423 P4, 2424 P6, 2426 P4, 2431 P3, 2432 P3, 0105 P1, 2335 P2, 0572 P3, 3000 P4, 3005 P4, (prefix 3147-WS5) 0520 P3, 0530 P2, 0570 P2, 0573 P3, 0574 P3, 0571 P3, (prefix 3147 P1) 2010 A, 2011 A, 2012 A, 2014 A, (prefix 3147 P2) 0105 B, 2014 B, 0415 B, 0420 B, 0502 B, 0530 A, 3000 B, 0520 B.

M&E Drawings: EEC-20BW-CA-03-DR-E-3033-1 AB1, EEC-20BW-CA-03-DR-E-3103 AB2, EEC-20BW-CA-03-DR-E-3203 AB, EEC-20BW-CA-04-DR-E-3004-1 AN1, EEC-20BW-CA-04-DR-E-3004-2 AB, EEC-20BW-CA-04-DR-E-3104 AB1, EEC-20BW-CA-04-DR-E-3204 AB1, EEC-20BW-CB-03-DR-E-3003 AB1, EEC-20BW-CB-03-DR-E-3103 AB1, EEC-20BW-CB-03-DR-E-3203 AB1, EEC-20BW-CB-04-DR-E-3004 AB1, EEC-20BW-CB-04-DR-E-3104 AB1, EEC-20BW-CB-04-DR-E-3204 AB1, ESL-CA-03-DR-M-1003 AB, ESL-CA-03-DR-M-1103 AB, ESL-CA-04-DR-M-1004 AB, ESL-CA-04-DR-M-1104 AB, ESL-CB-03-DR-M-1003 AB, ESL-CB-03-DR-M-1103 AB, ESL-CB-03-DR-PH-2503 AB, ESL-CB-03-DR-PH-2612 AB, ESL-CB-04-DR-M-1004 AB, ESL-CB-04-DR-M-1104 AB, ESL-CB-04-DR-PH-2504 AB, ESL-CB-04-DR-PH-2613 AB, ESL-CB-05-DR-PH-2614 AB, ESL-CA-03-DR-PH-2503 AB, ESL-CA-03-DR-PH-2613 AB, ESL-CA-04-DR-PH-2504 AB, ESL-CA-04-DR-PH-2614 AB

Supporting Documents: Cover Letter, Concrete Repair Letter (overbury 11/03/2024), Schedule of Works (overbury 10/06/2024), Planning Statement (Deloitte August 2024), Heritage Statement, Design and Access Statement, Sustainability Statement, Building Services Scope of Works R01, Plaster Removal Document (9/05/2022), Luminaire Schedule Rev CO, Design Note (Buro Happold 5/06/2024)

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-P3-2001 P4, 3147-P3-2002 P4,

Existing Drawings: (prefix 3147-P8) 2101 P1, 2201 P1, 2301 P1, 2401 P1, 2501 P1, 2601 P1, 2701 P1, 2801 P1, 2901 P1, 2R01 P1, 2X01 P1,

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M&E Drawings: EEC-20BW-CA-03-DR-E-3033-1 AB1, EEC-20BW-CA-03-DR-E-3103 AB2, EEC-20BW-CA-03-DR-E-3203 AB, EEC-20BW-CA-04-DR-E-3004-1 AN1, EEC-20BW-CA-04-DR-E-3004-2 AB, EEC-20BW-CA-04-DR-E-3104 AB1, EEC-20BW-CA-04-DR-E-3204 AB1, EEC-20BW-CB-03-DR-E-3003 AB1, EEC-20BW-CB-03-DR-E-3103 AB1, EEC-20BW-CB-03-DR-E-3203 AB1, EEC-20BW-CB-04-DR-E-3004 AB1, EEC-20BW-CB-04-DR-E-3104 AB1, EEC-20BW-CB-04-DR-E-3204 AB1, ESL-CA-03-DR-M-1003 AB, ESL-CA-03-DR-M-1103 AB, ESL-CA-04-DR-M-1004 AB, ESL-CA-04-DR-M-1104 AB, ESL-CB-03-DR-M-1003 AB, ESL-CB-03-DR-M-1103 AB, ESL-CB-03-DR-PH-2503 AB, ESL-CB-03-DR-PH-2612 AB, ESL-CB-04-DR-M-1004 AB, ESL-CB-04-DR-M-1104 AB, ESL-CB-04-DR-PH-2504 AB, ESL-CB-04-DR-PH-2613 AB, ESL-CB-05-DR-PH-2614 AB, ESL-CA-03-DR-PH-2503 AB, ESL-CA-03-DR-PH-2613 AB, ESL-CA-04-DR-PH-2504 AB, ESL-CA-04-DR-PH-2614 AB

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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.

- 4 The new light fittings shall be installed in accordance with the approved Luminaire Schedule prepared by Long and Partner dated 05/05/2022. Concrete cleaning and making good to the concrete shall be carried out in accordance with the approved Concrete Repair document prepared by Overbury dated 11/03/2024 and retained as such thereafter

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.

- 5 Removal of the plaster finish from concrete shall be carried out in accordance with the approved document Plaster Removal Document dated 9/05/2022 and retained as such thereafter.

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:

This application has been submitted to consolidate a number of previously approved applications for phase 2 works at the Institute of Education including some minor amendments.

The Institute of Education Building (IoE), listed Grade II*, is a notable example of British brutalist architecture, designed by Lasdun for higher education use. The building is located within sub-area 6 of Bloomsbury Conservation Area.

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 original design of the building, with light-weight partitions, allowed for flexibility and rearrangement of the internal space to match the university's evolving needs.

The building has been the subject of a rolling series of consent as part of the masterplan to improve the relevance for modern teaching, research, and administrative styles.

During the refitting of the building there have been various (previously agreed) changes to the approved plans.

This application seeks retrospective consent to regularise the various changes that have not already been covered by the previous consents.

All works undertaken have been discussed and agreed prior to implementation with Camden officers.

The significance of the building has not been compromised by variation from the original proposals nor by the work undertaken.

The works undertaken so far are seen as providing a solid basis for the future works that will enable the remainder of the Phase 2 improvements to be developed and subsequently undertaken.

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.

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 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 2021.

You can find advice about your rights of appeal at:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer