

Application ref: 2024/3607/P
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Date: 22 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

Deloitte LLP
1 New Street Square
London
EC4A 3HQ

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:

Installation of 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 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-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

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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 policy D1 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of the relevant works, all plant machinery/equipment and noise mitigation measures as appropriate shall be installed and maintained in accordance with the Stage 4 Acoustics Report prepared by BuroHappold dated 9 September 2022, and retained thereafter.

Reason: To safeguard the amenity of adjoining occupiers in accordance with policies A1 and A4 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

This application has been submitted to consolidate three previously approved applications for phase 2 works at the Institute of Education including some minor amendments. An associated Listed Building Consent application has

been submitted under ref. 2024/3644/L.

The works have been previously granted consent under application references 2019/6386/P, 2020/1520/P and 2021/6235/P and the changes, which are largely internal, are considered to be acceptable and would not harm the significance of the Grade II* listed building or the character and appearance of the wider Bloomsbury Conservation Area. The application has been reviewed by the Council's Conservation Team who consider it to be acceptable.

A design note has been submitted to demonstrate that noise from the approved plant would remain in accordance with the details submitted and approved under 2020/1520/P. A compliance condition is therefore attached to ensure that noise mitigation measures are installed in accordance with the approved acoustic report.

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.

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, 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) 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) Informative (1/2):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is 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.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below.

Based on the information available, this will not require the approval of a BGP before development is begun because the application is a Householder Application.

++ Summary of statutory exemptions for biodiversity gain condition:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because:
 - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
 - 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).
 - The application is a Householder Application.
 - It is for development of a "Biodiversity Gain Site".

- It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
- It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

6 Biodiversity Net Gain (BNG) Informative (2/2):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect the post-development value of the onsite habitat, or any arrangements made to compensate irreplaceable habitat, as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

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:

<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 centered below the closing. The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Daniel Pope
Chief Planning Officer