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Deloitte Real Estate
Athene Place
66 Shoe Lane
London EC4A 3BQ

Application Ref: **2016/5639/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

21 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

University of London Institute of Education
20 Bedford Way
London
WC1H 0AL

Proposal: Variation of condition 3 (plant), 4 (refuse), 5 (landscaping), 6 (cycle parking), and 10 (approved plans) and removal of condition 8 (overlooking) of planning permission 2008/1237/P dated 16/12/2009 (for erection of rear extension (levels 2-9) for educational use in connection with the Institute of Education), namely to alter profile of spur extension (south west elevation) from sloped to stepped including creation of terraces at levels 6, 7, 8 and 9; to increase width of stair tower; to allow part of building to cantilever over service road; and to alter the trigger for conditions 3, 4, 5 and 6.

Drawing Nos:

Superseded: 1990-MS-100 P1; 06050 - 021 - PL1; 06050 - 022 - PL1; 06050 - 023 - PL1; 06050 - 024 - PL1; 06050 - 025 - PL1; 06050 - 026 - PL1; 06050 - 027 - PL1; 06050 - 028 - PL1; 06050 - 030 - PL; 06050 - 029 - PL1; 06050 - 041 - PL3; 06050 - 042 - PL3; 06050 - 043 - PL3; 06050 - 044 - PL3; 06050 - 046 - PL2; 06050 - 047 - PL2; 06050 - 048 - PL2; 06050 - 049 - PL2; 06050 - 065 - PL; 06050 - 066 - PL; 06050 - 067 - PL

Proposed: 0195 PL0; Addendum to Design & Access Statement October 2016; BREEAM



Pre-Assessment prepared by Ramboll 11/10/16; 06050 - 000 - PL; Planning statement prepared by Deloitte dated October 2016; Details of ladders and balustrades; 531 T2; 532 T2; 310 PL0; Balustrade Details pages 30-35; 0165 PL0; 0166 PL0; 0195 PL0; 0146 PL0; 0147 PL0; 0148 PL0; 0149 PL0; 0142 PL0; 0143 PL0; 0144 PL0; 0145 PL0; 1990-ES-310 T1; 0121 PL0; 0122 PL0; 0123 PL0; 0124 PL0; 0125 PL0; 0126 PL0; 0127 PL0; 0128 PL0; 0129 PL0; 0130 PL0; 0141 PL0

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 The development shall not be occupied until details of plant (including an acoustic report, sound attenuation and acoustic isolation from the structure) to be installed externally as part of the development have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with such approved details, including specified maximum noise levels, and thereafter maintained for as long as the development remains in existence.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Prior to the implementation of the relevant part of the works, details of refuse storage and recycling areas serving the development have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with such details and maintained as such for as long as the development remains in existence.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CS18 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 4 Prior to the implementation of the relevant part of the works, details of all hard and soft landscaping (including all planting, green & brown roofs, trees, all hard

surfaces and seating) on the site shall have been submitted to and approved in writing by the local planning authority and shall be carried out in accordance with such approved details no later than the end of the first planting season following completion of the development or any phase of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, no later than the end of the following planting season, with others of similar size, and species, unless the Council gives prior written consent to any variation. The landscaping details shall include those to the following areas:

- a) Green and brown roof to proposed extension (including management details)
- b) Proposed mews/courtyard area between the proposed extension and the rear of 10-18 Woburn Square
- c) Details of measures to promote biodiversity, including bird and bat boxes plus any other similar such measures.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policy CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The cycle store for 68 cycles hereby approved shall be provided in its entirety prior to the first occupation of the development, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 6 The security measures shall be carried out in accordance with the details approved in connection with 2012/4781/P on 11/10/2012.

Reason: To ensure that the development provides a safe environment in accordance with the requirements of policy CS14 and CS17 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 7 For the purposes of this decision, condition no.10 of planning permission 2008/1237/P allowed on appeal (ref: APP/X5210/A/09/2110637) dated 16/12/2009 shall be replaced with the following condition:

REPLACEMENT CONDITION 10

The development hereby permitted shall be carried out in accordance with the following approved plans: 06050 - 001 - PL; 06050 - 002 - PL; 06050 - 003 - PL; 06050 - 004 - PL; 06050 - 005 - PL; 06050 - 006 - PL; 06050 - 007 - PL; 06050 -

008 - PL; 06050 - 009 - PL; 06050 - 010 - PL; 06050 - 011 - PL; 06050 - 013 - PL; 06050 - 014 - PL; 06050 - 015 - PL; 06050 - 016 - PL; 06050 - 018 - PL; 06050 - 019 - PL; 06050 - 051 - PL; 06050 - 052 - PL; 06050 - 053 - PL; 06050 - 055 - PL; 06050 - 056 - PL; 06050 - 057 - PL; 06050 - 045 - PL2; 06050 - 061 - PL; 0195 PL0; Addendum to Design & Access Statement October 2016; BREEAM Pre-Assessment prepared by Ramboll 11/10/16; 06050 - 000 - PL; Planning statement prepared by Deloitte dated October 2016; Details of ladders and balustrades; 531 T2; 532 T2; 310 PL0; Balustrade Details pages 30-35; 0165 PL0; 0166 PL0; 0195 PL0; 0146 PL0; 0147 PL0; 0148 PL0; 0149 PL0; 0142 PL0; 0143 PL0; 0144 PL0; 0145 PL0; 1990-ES-310 T1; 0121 PL0; 0122 PL0; 0123 PL0; 0124 PL0; 0125 PL0; 0126 PL0; 0127 PL0; 0128 PL0; 0129 PL0; 0130 PL0; 0141 PL0

Reason: For the avoidance of doubt and in the interest of proper planning.

- 8 The glazed balustrades shall be carried out in accordance with the details approved in connection with 2012/4823/P on 07/11/2012.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

A certificate of lawfulness granted 30/08/2013 (ref: 2012/6773/P) established that planning permission 2008/1237/P had commenced. The proposal would amend the approved spur extension to provide a stepped profile with terraces to the south-west elevation at each level rather than a sloped glazed profile. The change to a stepped profile would align the appearance of the new spur block more closely with the existing spur at the south of the site. This would allow the extension to sit more comfortably into the framework of the Lasdun building, and thus would be beneficial in terms of its effect on the character and appearance of the grade II* listed building. The slight reduction in enclosed volume would similarly be beneficial in relation to the setting of the back of the Grade II listed terrace in Woburn Square. For both these reasons the amendments would also have a beneficial effect on the character and appearance of the Bloomsbury Conservation Area.

The proposed projection of the cantilever will exactly match that of the adjoining library. This would contribute to the sense of order in the overall plan.

The change in profile of the new spur would result in a series of external terraces at level 6 (library roof level) and levels 7, 8 & 9. These would be planted with a narrow maintenance strip against the windows and would only be accessible for maintenance. The reintroduction of the cantilever would increase the main area of green roof at level 6. All planted areas will be of "intensive" type with a soil depth of around 300mm. A condition requiring details of the green and brown roofs to be approved would be included. A BREEAM pre-assessment has been submitted

which concludes that the strategy proposed would deliver a BREEAM 'Excellent' building (in accordance with policy DP22).

Opposite the extension is Woburn Terrace. Woburn Terrace is no longer used for student accommodation. Therefore the revised scheme would not result in any harm to neighbouring amenity in terms of overlooking or loss of privacy. UCL do not intend to re-implement the student accommodation use in the terrace.

Condition 6 required cycle parking details for a minimum of 20 cycles. Since the 2009 consent, the London Plan has updated cycle parking requirements for D1 development. The development proposes 68 cycle parking spaces comprising 34 Sheffield Stands located on the service road which runs beneath the library. This is policy compliant and is based on an anticipated occupancy of 184 staff and 110 students. The trigger for conditions 3, 4, and 5 would be altered to allow parts of the development to commence in advance of the submission of these details. This is considered acceptable. Condition 8 would be removed as 26 Bedford Way is now in the same ownership as the extension and UCL has no operational need for the obscure glazing.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5, CS11, CS13, and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP18, DP22, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

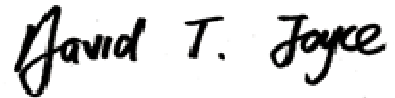
- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 that reads "David T. Joyce". The signature is written in a cursive style with a large 'D' and 'J'.

David Joyce
Executive Director Supporting Communities