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Deloitte Real Estate
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66 Shoe Lane
London EC4A 3BQ

Application Ref: **2016/5738/L**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

29 December 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address: **University of London Institute of Education**
20 Bedford Way
London
WC1H 0AL

Proposal: Amendment of listed building consent 2008/1239/L granted on appeal 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; and to allow part of building to cantilever over service road.

Drawing Nos: 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 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 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 4 No works shall commence until detailed drawings or samples of materials, as appropriate, in respect of the following have been submitted to and approved in writing by the local planning authority and shall be carried out in accordance with the approved details.

a) Sample panels of all facing materials. These samples shall include proposed rain screen cladding, fenestration and mesh proposed to be placed within the glazing.

b) A full size sample of the proposed window units including the glazing and mesh to be used in the new extensions and a full size sample panel of the opaque panels (glass faced with bronzed anodized aluminium panels internally).

c) Detailed drawings at a minimum scale of 1:20, 1:10 or 1:1, as appropriate, showing the proposed junctions between the retained building and the new building elements of the scheme.

d) Details of any works of alteration or upgrading not included on the approved drawings which are subsequently required in order to satisfy other legislation such as the Building Regulations or for fire certification.

Reason: In order to safeguard the special architectural and historic interest of the

building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting listed building consent.

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 effect on the character and appearance of the grade II* listed building would therefore be positive.

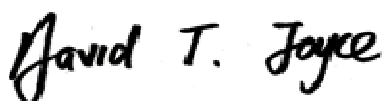
The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received.

Special regard has been attached to the desirability of preserving the listed building 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 (ERR) 2013.

As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

You can find advice about your rights of appeal at:
<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Executive Director Supporting Communities

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