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Application Ref: **2017/2543/L**
Please ask for: **Antonia Powell**
Telephone: 020 7974 **2648**

30 October 2017

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:

A new lift serving levels 2-4 within the west wing, and internal alterations and refurbishment works at levels 2-4 of the west wing, and at level 3 between Cores B and C, including the reconfiguration of internal layout, revised servicing arrangements and new secondary glazing

Drawing Nos:

Site Location Plan;

Design and Access Statement by Hawkins Brown dated Aril 2017;

Heritage Statement entitled UCL Institute of Education No. 2 Bedford Way WC1 by Alan Baxter dated May 2017;

Planning Statement Institute of Education, 20 Bedford Way by Deloitte dated 3 May 2017;

Stage 3 Fire Safety Strategy - Phase 1 UCL Institute of Education dated 21 April 2017 by



BuroHappold;

Public Health drawings by BuroHappold:

20BW-BHE-S2-03-DR-P-XX-8000 rev P01;
20BW-BHE-WA-02-DR-P-XX-8000 rev P02;
20BW-BHE-WA-03-DR-P-XX-8000 rev P02;

20BW-BHE-WA-XX-DR-P-XX-5000 rev P01;
20BW-BHE-WA-XX-SC-P-XX-7000 rev P02;
20BW-BHE-WA-XX-SC-P-XX-7001 rev P02;
20BW-BHE-WA-XX-SC-P-XX-7002 rev P01;

Electrical drawings by BuroHappold:

20BW-BHE-S2-03-DR-E-XX-1000 P01;
20BW-BHE-S2-03-DR-E-XX-2000 P01;
20BW-BHE-S2-03-DR-E-XX-3000 P01;
20BW-BHE-S2-03-DR-E-XX-4000 P01;

20BW-BHE-SW-XX-SC-E-XX-7000 P01;

20BW-BHE-WA-02-DR-E-XX-1000 P01;
20BW-BHE-WA-02-DR-E-XX-2000 P02;
20BW-BHE-WA-02-DR-E-XX-3000 P01;
20BW-BHE-WA-02-DR-E-XX-4000 P01;
20BW-BHE-WA-03-DR-E-XX-1000 P02;
20BW-BHE-WA-03-DR-E-XX-2000 P02;
20BW-BHE-WA-03-DR-E-XX-3000 P02;
20BW-BHE-WA-03-DR-E-XX-4000 P01;

20BW-BHE-WA-XX-DR-E-XX-5000 P01.

Standard details drawings: 035833 P01 x 12 detail sheets by BuroHappold;

Pack Mechanical Drawings - penetration details by BuroHappold, Job Number 035833:

20BW-BHE-S2-03-DR-M-XX-1000 Rev P01;
20BW-BHE-S2-03-DR-M-XX-2000 Rev P01;
20BW-BHE-S2-XX-SC-M-XX-7002 Rev P01;
20BW-BHE-WA-02-DR-M-XX-1000 Rev P01;
20BW-BHE-WA-02-DR-M-XX-2000 Rev P02;
20BW-BHE-WA-03-DR-M-XX-1000 Rev P01;
20BW-BHE-WA-03-DR-M-XX-2000 Rev P02;
20BW-BHE-WA-XX-DR-M-XX-5000 Rev P01;
20BW-BHE-WA-XX-SC-M-XX-7000 Rev P01;
20BW-BHE-WA-XX-SC-M-XX-7001 Rev P02.

20BW-BHM-SW-XX-DR-E-XX-5001 Rev P01;
20BW-BHM-SW-XX-DR-E-XX-5002 Rev P01;

20BW-BHM-SW-XX-DR-E-XX-5003 Rev P01;
20BW-BHM-SW-XX-DR-E-XX-5004 Rev P01;
20BW-BHM-SW-XX-DR-M-XX-5001 Rev P01;
20BW-BHM-SW-XX-DR-M-XX-5002 Rev P01;
20BW-BHM-SW-XX-DR-M-XX-5003 Rev P01;
20BW-BHM-SW-XX-DR-M-XX-5004 Rev P01;
20BW-BHM-SW-XX-DR-M-XX-5005 Rev P01;
20BW-BHM-SW-XX-DR-M-XX-5006 Rev P01;
20BW-BHM-SW-XX-DR-M-XX-5007 Rev P01;
20BW-BHM-SW-XX-DR-M-XX-5008 Rev P01.

170418 UCL IOE - Phase 1 Sustainability Statement 01 dated 18 April 2017 by BuroHappold;

170418 UCL IOE - Phase 1 external noise from new plant;

Aecom Structural Report, UCL 20 Bedford Way - Phase 1 - Outlining significant alterations dated 18 April 2017 and accompanying drawings:

20BW-ACM-WA-01-DR-SE-01301 P1.2;
20BW-ACM-WA-02-DR-SE-01302 P1.2;
20BW-ACM-WA-03-DR-SE-01303 P1.2;
20BW-ACM-WA-04-DR-SE-01304 P1.2;
20BW-ACM-WA-02-DR-DR-01301 P1.1;

Architectural Drawings prepared by Hawkins Brown:

IOE-HBA-S1-03-DR-A-PL01-0153 A1 1:100 P1
IOE-HBA-S1-03-DR-A-PL02-0153 A1 1:100 P1
IOE-HBA-S1-03-DR-A-PL20-0153 A1 1:100 P1
IOE-HBA-S1-03-DR-A-PL31-0153 A1 1:100 P2
IOE-HBA-S1-03-DR-A-PL35-0153 A0 1:50 P1
IOE-HBA-S1-03-DR-A-PL43-0153 A1 1:100 P1
IOE-HBA-SW-02-DR-A-PL00-0202 A1 1:250 P1
IOE-HBA-SW-03-DR-A-PL00-0203 A1 1:250 P1
IOE-HBA-SW-04-DR-A-PL00-0204 A1 1:250 P1
IOE-HBA-SW-ZZ-DR-A-PL20-0200 A1 1:250 P1
IOE-HBA-SW-ZZ-DR-A-PL00-0200 A1 1:250 P1
IOE-HBA-WA-01-DR-A-PL01-0101 A1 1:100 P1
IOE-HBA-WA-01-DR-A-PL20-0101 A1 1:100 P2
IOE-HBA-WA-02-DR-A-PL01-0102 A1 1:100 P1
IOE-HBA-WA-02-DR-A-PL02-0102 A1 1:100 P1
IOE-HBA-WA-02-DR-A-PL20-0102 A1 1:100 P2
IOE-HBA-WA-02-DR-A-PL35-0102 A0 1:50 P2
IOE-HBA-WA-02-DR-A-PL43-0102 A1 1:100 P2
IOE-HBA-WA-03-DR-A-PL01-0103 A1 1:100 P1
IOE-HBA-WA-03-DR-A-PL02-0103 A1 1:100 P1
IOE-HBA-WA-03-DR-A-PL20-0103 A1 1:100 P2
IOE-HBA-WA-03-DR-A-PL31-0103 A1 1:100 P3
IOE-HBA-WA-03-DR-A-PL35-0103 A0 1:50 P2

IOE-HBA-WA-03-DR-A-PL43-0103 A1 1:100 P2
IOE-HBA-WA-03-DR-A-PL72-0101 A1 1:20 P1
IOE-HBA-WA-03-DR-A-PL72-0102 A1 1:20 P1
IOE-HBA-WA-04-DR-A-PL01-0104 A1 1:100 P1
IOE-HBA-WA-04-DR-A-PL02-0104 A1 1:100 P1
IOE-HBA-WA-04-DR-A-PL20-0104 A1 1:100 P2
IOE-HBA-WA-04-DR-A-PL43-0104 A1 1:100 P2
IOE-HBA-WA-XX-DR-A-PL00-0001 A1 1:1250 P1
IOE-HBA-WA-ZZ-DR-A-PL01-0300 A1 1:100 P1
IOE-HBA-WA-ZZ-DR-A-PL02-0300 A1 1:100 P1
IOE-HBA-WA-ZZ-DR-A-PL20-0300 A1 1:100 P1
IOE-HBA-WA-ZZ-DR-A-PL31-0101 A1 1:50 P1

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 Schedule of Plans dated 30/10/2017.

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 external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical

installations/ equipment.

- 5 Full details of the secondary and double glazing, including typical elevations and sections to be submitted to and approved in writing by the council as local planning authority before the relevant works commence.

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.

- 6 Full details of the new lift serving levels 2-4, to include plans and elevations with typical details at 1:10, and to include materials and finishes, to be submitted to and approved in writing by the council as local planning authority before the relevant parts of the work have begun.

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.

- 7 Full details of new doors and associated architraves to include typical elevations and sections to be submitted to and approved in writing by the council as local planning authority before the relevant works commence.

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 listed building consent:

This application relates to the Institute of Education design by Sir Denys Lasdun and which is Listed Grade II* in recognition of its importance as one of the pre eminent buildings of the later 20th century. The listing report highlights the extremely high quality of the internal and external finishes and refers to the flexibility of the internal spaces as a design intention, and the success of the adaptability.

This application concerns internal alterations including a revised servicing strategy, a new lift serving levels 2-4 within the west wing, and internal alterations including refurbishment works at levels 2-4 of the west wing, and at level 3 the removal of a small section of structural wall along with Cores B and C, including the reconfiguration of internal floor plans, revised servicing arrangements and new secondary glazing, all in association with UCL's aim to relieve pressure on existing teaching spaces and to convert underused spaces to provide new teaching and administrative areas.

The introduction of a lift will contribute to improved accessible circulation of the university building and will involve the removal of localised areas of reinforced concrete floor slab. The improved access is considered to justify the loss of some

historic fabric in line with NPPF paragraph 134.

Secondary glazing will be replaced or introduced in certain areas while double glazing is to be limited to three sections on a secondary elevation and will replace glazing units that have degraded. The replacement units will be to match the existing prefabricated bronze-anodised aluminium panels and window sections in colour, framing proportions and details. These will significantly improve the thermal properties of this part of the building.

The scheme involves the removal of sections of internal partitions in the west wing of levels 2 and 3 where the partitions are considered to be neutral or to have no significant architectural or historic interest. New reversible light weight partitions and suspended ceilings along with new lighting and new floor finishes will be introduced. These are not considered contentious.

A design review and site visit have been carried out. The proposal is considered acceptable as it will involve only a very limited loss of historic fabric and it is not considered to harm the significance of the listed Grade II* building.

There will be no impact on the surrounding Bloomsbury Conservation Area by these proposals.

Historic England responded to the consultation with a letter of flexible authorisation dated 13 June 2017 duly stamped and signed by NPCU.

The Twentieth Century Society have raised no objections.

A site notice and press notice have been published and no objections have been received prior to making this decision. 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The site's planning history has been taken into account when making this decision

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 proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

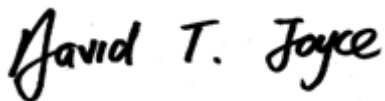
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 3 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.
- 4 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning