

Application ref: 2018/3322/L
Contact: John Diver
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Date: 14 November 2018

Development Management
Regeneration and Planning
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Deloitte LLP
Athene Place
66 Shoe Lane
London
EC4A 3BQ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Levels 2-5 of Wing A
Institute of Education
University College London
20 Bedford Way
London
WC1H 0AL

Proposal:

Refurbishment involving internal and external changes to Levels 2, 4 and 5 of Wing A of the GII* listed Institute of Education building, including: a new student bar, new teaching and study spaces, staff offices and associated facilities, the installation of secondary glazing and a new servicing strategy, new louvres to external facade; new doors to access external terraces at Levels 4 and 5; the replacement of a roof light at Level 4; and the insulation of the terrace at Level 4 and 5.

Drawing Nos: Supporting documents: Cover Letter (19.06.18), D&A Statement, Interim Sustainability Statement - Phase 1 Wing Levels 4&5 Rev 02 (ref. 035833) dated Oct 2018, Heritage Statement by Alan Baxter (dated June 2018), Noise Impact Assessment (10099.180425.NIA.2.0), Stage 4 Fire Strategy Rev 02 (ref.035833) dated 18.06.18, Planning Statement by Deloitte (June 2018).

UCL-IOE-0100-000-XX-DR-A-60-2001, UCL-IOE-0100-000-XX-DR-A-60-2002, UCL-IOE-0100-WA-02-DR-A-72-0001 (P04), UCL-IOE-0100-WA-02-DR-A-72-1001 (P04), (Prefix: UCL-IOE-0000-WA-04-DR-A-)00-0001,10-0001,22-0001,22-0002,23-0001,35-0001,42-0001,67-0001,72-0001 (all P01); (Prefix: UCL-IOE-0000-WA-05-DR-A-) 00-

0001, 10-0001, 22-0001, 22-0002, 23-0001, 35-0001, 42-0001, 67-0001, 72-0001 (all P01), (Prefix: UCL-IOE-0100-WA-04-DR-A-31) 1004, 1005, 1006, 1007 (all P01); UCL-IOE-0100-WA-05-DR-A-31-1002 (P01), (Prefix: UCL-IOE-0100-WA-04-DR-A-Level 4 Wing Partition Types) Sheet 1 22-1001, Sheet 2 22-1002; (Prefix: UCL-IOE-0100-WA-05-DR-A-Level 5 Wing Partition Types) Sheet 1 22-1001, Sheet 2 22-1002; UCL-IOE-0100-000-XX-DR-A-23-1001-Typical Floor Threshold and Bunding Detail; UCL-IOE-0100-000-XX-DR-A-1005 (P01), UCL-IOE-0100-000-XX-DR-A-32-1003, (Prefix: UCL-IOE-0100-WA-04-DR-A-35) 1001, 1002 (all P01), UCL-IOE-0100-WA-04-DR-A-42-1001 (P01), UCL-IOE-0100-WA-05-DR-A-42-1001 (P01), UCL-IOE-0100-000-XX-DR-A-76-1003 (P01), UCL-IOE-0100-000-XX-DR-A-76-1004 (P01), 3147-0408 'Level 4 Proposed Wall Finishes and Window Treatment Plan', 3147-0409 'Level 4 Proposed Wall Finishes and Window Treatment Plan' - rev C2, 3147-0415 'Level 4 External Elevations Sheet 1', 3147-0416 'Level 4 External Elevations Sheet 2', 3147-0508 'Level 5 Proposed Wall Finishes & Window Treatment Plan', 3147-0509 'Level 5 Proposed External Works & Façade Alterations - rev C2, 3147-0515 'Level 5 External Elevations Sheet 1', 3147-0350 A 'Level 3 security gate', UCL-IOE-6000-WA-04-DR-M-72-0001_iss1_revP01, UCL-IOE-6000-WA-05-DR-M-35-1000_iss2_revP01, 20BW-ACM-WA-04-DR-SE-01314, 20BW-ACM-WA-05-DR-SE-01315, 3147-SK0503 A 'Level 5 - Option 3 for Tea Point Extract'.

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:

UCL-IOE-0100-000-XX-DR-A-60-2001, UCL-IOE-0100-000-XX-DR-A-60-2002, UCL-IOE-0100-WA-02-DR-A-72-0001 (P04), UCL-IOE-0100-WA-02-DR-A-72-1001 (P04), (Prefix: UCL-IOE-0000-WA-04-DR-A-)00-0001,10-0001,22-0001,22-0002,23-0001,35-0001,42-0001,67-0001,72-0001 (all P01); (Prefix: UCL-IOE-0000-WA-05-DR-A-) 00-0001, 10-0001, 22-0001, 22-0002, 23-0001, 35-0001, 42-0001, 67-0001, 72-0001 (all P01), (Prefix: UCL-IOE-0100-WA-04-DR-A-31) 1004, 1005, 1006, 1007 (all P01); UCL-IOE-0100-WA-05-DR-A-31-1002 (P01), (Prefix: UCL-IOE-0100-WA-04-DR-A-Level 4 Wing Partition Types) Sheet 1 22-1001, Sheet 2 22-1002; (Prefix: UCL-IOE-0100-WA-05-DR-A-Level 5 Wing Partition Types) Sheet 1 22-1001, Sheet 2 22-1002; UCL-IOE-0100-000-XX-DR-A-23-1001-Typical Floor Threshold and Bunding Detail; UCL-IOE-0100-000-XX-DR-A-1005 (P01), UCL-IOE-0100-000-XX-DR-A-32-1003, (Prefix: UCL-IOE-0100-WA-04-DR-A-35) 1001, 1002 (all P01), UCL-IOE-0100-WA-04-DR-A-42-1001 (P01), UCL-IOE-0100-WA-05-DR-A-42-1001 (P01), UCL-IOE-0100-000-XX-DR-A-76-1003 (P01), UCL-IOE-0100-000-XX-DR-A-76-1004 (P01), 3147-0408 'Level 4 Proposed Wall Finishes and Window Treatment Plan', 3147-0409 'Level 4 Proposed Wall Finishes and Window Treatment Plan' - rev C2, 3147-0415 'Level 4 External Elevations Sheet 1',

3147-0416 'Level 4 External Elevations Sheet 2', 3147-0508 'Level 5 Proposed Wall Finishes & Window Treatment Plan', 3147-0509 'Level 5 Proposed External Works & Façade Alterations - rev C2, 3147-0515 'Level 5 External Elevations Sheet 1', 3147-0350 A 'Level 3 security gate', UCL-IOE-6000-WA-04-DR-M-72-0001_iss1_revP01, UCL-IOE-6000-WA-05-DR-M-35-1000_iss2_revP01, 20BW-ACM-WA-04-DR-SE-01314, 20BW-ACM-WA-05-DR-SE-01315, 3147-SK0503 A 'Level 5 - Option 3 for Tea Point Extract'.

Supporting documents: Covering Letter (dated 19.06.18), Design and Access Statement, Heritage Statement prepared by Alan Baxter (dated June 2018), Stage 4 Fire Strategy Rev 02 (ref.035833) dated 18.06.18, Planning Statement prepared by Deloitte (June 2018)

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 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Typical details including sections at 1:10 of all new external ventilation grills, doors and gates;

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 5 The new servicing lift hereby approved shall be built in accordance with the details approved under approval of details application ref. 2018/1069/L (dated 12/04/2018) or other details which have been submitted to and approved in writing by the local planning authority. Any such resubmitted details must 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: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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.
- 2 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 submitted heritage 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 and external alterations to levels 2 - 5 of the West Wing (A) in order to facilitate its refurbishment for continued educational use, 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 works would include the reconfiguration of spaces to these floors to provide much needed teach space, study space, offices and a relocated students bar and associated plant room.

It is noted that a former iteration to the refurbishment to these floors has already been approved under ref. 2017/2543/L and remains extant. This application represents a revised version of the approved Phase 1 works (hence 1b), primarily to allow for the relocation of the students bar as well as some minor external changes. The scheme has been worked up with heavy involvement of the Council's Conservation office, Historic England as well as the 20th Century Society and was revised during the course of the assessment to alleviate some areas of initial concern. After securing minor revisions to the scheme each statutory body confirmed support for the works proposed.

At lv.2 the works would broadly remain as previously approved, though the area previously agreed for the students bar would instead be used for four teaching spaces. These works would include rearranging non-original internal partitions only as such would cause no impact to the buildings significance.

As existing, Lvs.4 & 5 are host to office spaces with partitioned meeting rooms and toilets. The revised scheme would include the provision of the students bar, teaching spaces toilets and plant room to floor 4, as well as an open plan office at 5th floor. To facilitate this, a select number of existing external windows would be removed to install doors or louvres at these floors. Secondary glazing would be installed as per the previous permission. Servicing and M&E routing also remain as per approved, though some slight rerouting is required.

Given that the existing internal partitions are non-original, their demolition would be of no impact. Similarly, the internal layout to these floors were designed to remain flexible and as such have been altered numerous times and as such are less sensitive. Within the new open plan office, a reflected ceiling would maintain the impression of the original circulation spaces and

visually divide the space. The proposed replacement partitions/layouts are therefore not considered harmful to the building's significance and would allow for the currently tired appearance of the building's interior to be enhanced, as confirmed by Historic England.

- 3 The extent and design of the necessary external alterations have been refined during the course of the application in response to consultation responses. The revisions ensure that to the most sensitive areas of the 4th/5th floor elevations, the two new doors would be installed within the aperture of an existing windows, minimising loss of fabric and avoiding disruption to the rhythm of fenestration. Initial concerns in relation to the design of the new external doors have been addressed to ensure that proportions are maintained. The louvered panels, revised to the minimum number practicable, would also be contained within existing apertures and would be located within a recessed corner where view from public spaces are not afforded. All louvres would match the materials and detailing of the surrounding glazing divisions. All removed windows are to be stored on site for reuse in later phases. To the other windows adjacent to the proposed plant room, frosted film would be applied to the internal surface of windows to obscure views of the plant equipment. This film would match those applied elsewhere (e.g. to windows toilets) and would be fully reversible. To the external terraces, the existing concrete pavers would be lifted so that insulation can be added, and then replaced back in situ. This would result in negligible change, though the existing handrail would need to be extended by 150mm in painted tubing to match. These works would not alter the appearance or significance of the building.

Whilst the external changes to windows are minor in relation to the whole building, they do result in some change to the buildings appearance which causes some limited harm to the aesthetic value of Lasdun's high quality external finishes by interrupting the uniformity of the fenestration. No other element of the works are considered harmful. In accordance with Paragraph 196 of the NPPF, this harm should be balanced against any heritage benefits of the scheme.

In this instance the proposed works would deliver benefits in terms of rationalising the interior and revealing its high-quality finishes; significantly improving the building's function for students and staff in terms of accessibility, flexibility and facilities; as well as making a marked improvement to thermal and energy efficiency. Given the increased modern needs/expectations for higher education institutions, these benefits would help to secure the building's optimum viable use (D1) on a long term basis. In line with the feedback from Historic England and the 20th Century Society, officers conclude that these benefits would outweigh the minor harm caused by the changes to windows, remaining in accord with the tests of the NPPF and the Local Plan.

The proposals would not result in any impact to the character of the surrounding Bloomsbury Conservation Area or the setting of any other nearby listed building.

A site notice and press notice have been published and no objections have been received prior to making this decision. Historic England responded to the consultation with a letter of flexible authorisation dated 1st August 2018. The

20th Century Society has raised no objections following the submission of revisions. 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.

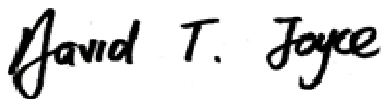
As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

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 2018.

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