

Application ref: 2018/2874/P
Contact: John Diver
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Date: 14 November 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

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planning@camden.gov.uk
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Deloitte LLP
Athene Place
66 Shoe Lane
London
EC4A 3BQ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Levels 2-5 of Wing A
Institute of Education (IoE)
University College London
20 Bedford Way
London
WC1H 0AL**

Proposal:

Refurbishment of Levels 2, 4 and 5 of Wing A to provide a replacement students bar to lv.4 (Use Class A4) as well as new teaching and study spaces, staff offices and associated facilities (Use Class D1). External alterations incl. to additions/ relocation of external doors to terraces; replacement terrace rooflight; raising level of terraces to allow for added insulation; and to raise height of existing terrace balustrades. Replacement HVAC system involving the removal of existing plant to lv.4 terrace and relocation to new plant room with associated installation of external louvres.

Drawing Nos: 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: 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)

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 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 of the London Borough of Camden Local Plan 2017.

- 3 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, Interim Sustainability Statement - Phase 1 Wing Levels 4&5 Rev 02 (ref. 035833) dated Oct 2018, Heritage Statement prepared 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 prepared by Deloitte (June 2018)

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

- 4 No music shall be played on the premises in such a way as to be audible on the adjoining highway.

Reason: To safeguard the amenities of the area generally in accordance with the requirements of policies G1, D1, A1, A4 and TC1 of the London Borough of Camden Local Plan 2017.

- 5 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the nearby premises (in particular the Royal National Hotel) and the area generally in accordance with the requirements of policies G1, D1, A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought for external alterations to floors 2, 4 and 5 of

Wing A of the building to facilitate its refurbishment as well as the creation of a new students bar and plant room at lv.5. Much of the internal works proposed have already been approved under a previous listed building consent (Phase 1a - ref.2017/2543/L), however, as a result of pressure from the student body it was decided to revise the scheme to improve the bar facilities offered.

Prior to the commencement of recent works to lower floors, the building was previously host to a students bar and so the reposition at a higher floor is not objectionable. The operation of the bar would be managed by UCL in a similar manner to the previous bar. The bar would still be accessed through the main IoE reception area and there would be members of security present during opening hours. Given the commercial / institutional nature of the surrounding area, allowing for the larger external terrace to be used for the bar is not objectionable as this poses limited threat from break out noise disturbances. In order to ensure that the peaceful amenity of the local area is not unduly disturbed however, conditions are suggested to ensure that any amplified music is not audible from the public highway. As part of the works, a small swing gate would be installed which would allow for better management and security arrangements for the terrace/bar areas. This was included at the request of officers from the MET who, as a result, support the proposal on the basis that it will help to deter anti-social behaviour. Given the subsequent need to obtain licences for the bar, full conditions to ensure the proper management and operation of the bar will be determined under the Licensing Act (2003).

The external alterations proposed have all been designed and refined through an iterative process involving LB Camden conservation officers, Historic England and the 20th Century society to ensure that they are minimal and as discreet as possible. Wherever an external change is proposed it would match the style, profile, materials and colour of the adjacent areas and as such would result in minimal impact. The works would not involve any extensions to the building and would not alter the architectural composition of the overall building. Furthermore the relocation of the students bar would enable more active use of the 4th floor terrace, helping to enliven this space and the adjacent public realm. Overall the proposed external alterations are considered sympathetic to the host building, not resulting in any harm to its character and appearance. Similarly it is not considered that these works would harm the character of the Bloomsbury Conservation area or the setting of any nearby listed buildings.

The refurbishment would include a full overhaul of the HVAC system to these floors and the creation of an associated plant room with louvres. Given the scale of the refurbishment, the applicants have submitted an interim Sustainability Statement for this phase of the overall masterplan for the IoE. Following further submissions, the Council's Sustainability Officers have confirmed that the latest report demonstrates compliance with policy requirements. Given the installation of new plant equipment, a Noise Impact Assessment was submitted. The Council's Environmental Health officers have reviewed this report and confirm that the cumulative levels from the plant would remain within acceptable limits and avoid disturbances to sensitive uses. As such it is not considered that the works would result in a detrimental impact upon the residential amenities of any local resident.

- 2 The works would not result in any increase in floorspace and the existing servicing arrangement of the building would be maintained. The operational development would not involve heavy works and as such the resulting level of construction traffic would not be great. As such there are no resulting concerns in terms of highways and transport.

No objection comments were received in relation to the development. Historic England have raised no objection to the works. The site's planning history has been taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing the conservation area as well as the setting of adjacent listed buildings, 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 (ERR) 2013.

As such, the proposed development is in general accordance with policies G1, C4, C5, C6, A1, A4, A1, D1, D2, CC5 and T1 of the Camden Local Plan 2017. The development also accords with the London Plan 2016 as well as the NPPF 2018.

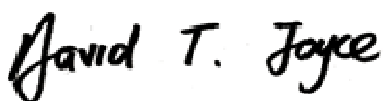
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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



David Joyce
Director of Regeneration and Planning