

Application ref: 2019/1793/L
Contact: John Diver
Tel: 020 7974 6368
Date: 6 September 2019

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Deloitte Real Estate
1 New Street Square
London
EC4A 3HQ

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

Institute of Education
20 Bedford Way
London
WC1H 0AL

Proposal: Removal of no.3 existing and installation of no.7 new lamp posts around rear forecourt of GII* listed University building

Drawing Nos: 162-02-1, 162-02-2, 162-02-3, 162-02-4, 162-02-5, 162-02-6, 162-02-7;
1717 ES 1001 P2; 1717 ES 101 P5; UCL-IOE-0100-000-XX-DR-A-60-100.

Supporting: Lighting column specification (Bega 88977 data sheet); Lighting column technical drawings (ref.04913/1); IOE External Lighting Covering Letter prepared by Deloitte (dated 29.03.19); Email - Fixing methods strategy from Deloitte (dated 09.08.19)

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: 162-02-1, 162-02-2, 162-02-3, 162-02-4, 162-02-5, 162-02-6, 162-02-7; 1717 ES 1001 P2; 1717 ES 101 P5; UCL-IOE-0100-000-XX-DR-A-60-100.

Supporting: Lighting column specification (Bega 88977 data sheet); Lighting column technical drawings (ref.04913/1); IOE External Lighting Covering Letter prepared by Deloitte (dated 29.03.19); Email - Fixing methods strategy from Deloitte (dated 09.08.19)

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 Prior to first use of the new lighting hereby approved, the three existing lighting posts as indicated on approved layout plan (1717-ES-101 rev P5) shall be removed and the surrounding area/fabric made good, 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.

Informative(s):

- 1 Reasons for granting consent [Delegated]

The no.3 existing lampposts are non-original features and the replacement and enhancement of lighting in this location is not objectionable in principal. As the main entrance from the rear (West), the new lighting will help to announce the entrance as a feature of the building and guide users in and out.

For clarity, the exact specification of replacement lighting, including their materials and design as well as lighting specifications have been provided upfront and have been reviewed alongside the Council's Conservation Officers. The positioning of the posts have been negotiated to ensure that they do not disrupt the rear elevation of the host building behind. The design of the lampposts, in particular their angular forms, the perpendicular angle of the lamp heads as well as their materials, tone and finish are felt to ensure that their design remains sympathetic to the character and appearance of the listed

building. After an initial review, further clarification has been provided as to how the posts will be affixed to the ground in order to ensure that no damage will be caused to the structure of the cantilevered plaza or roof of the auditorium below. On this basis, the proposal is considered to avoid harm and to preserve the significance of the listed building.

No comments were received following a process of public consultation other than from Historic England who raised no objection. The planning history of the site has been taken into account when coming to this decision. Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving the special architectural and historic interest of the GII* listed building under s.16 of the 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 accordance with of policy D2 of the London Borough of Camden Local Plan 2017

- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)


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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 2019.

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, appearing to read 'DPope', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer