

Application ref: 2019/1721/P  
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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Deloitte Real Estate  
1 New Street Square  
London  
EC4A 3HQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission 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 University building (Use Class D1).

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

- 3 The external lighting shall be static and white in colour. The intensity of the illumination of the external lighting shall not exceed 2500 candelas per square metre during the day and 400 candelas per square metre during the hours of darkness in line with the maximum permitted recommended luminance as set out by 'The Institute of Lighting Professional's 'Professional Lighting Guide 05: The Brightness of Illuminated Advertisements' 2015.

Reason: To ensure that the lighting does not harm the character and appearance of the host building or wider conservation area, create disturbing light spill to adjacent open spaces nor create a distraction to pedestrian or cycle traffic, causing a hazard to highway safety. In accordance with the requirements of policies A1, A3, D1, D2 and T1 of the Camden Local Plan 2017

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The no.3 existing lampposts are non-original features and their removal and the replacement and enhancement of lighting in this location is not objectionable. The area is a heavily trafficked footway without much light from streetlights. During the hours of dark, especially when the surrounding university or office buildings are closed, the lighting will therefore help to alleviate any fear of crime and instil a sense of safety.

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 cumulatively felt to ensure that their design remains sympathetic to the character and appearance of the listed building and wider conservation area.

The lighting would feature LED units so as to reduce their energy consumption. A condition is recommended to ensure that, as proposed, the lighting remains static and of neutral colour. This condition will also set a cap for the maximum luminance levels for day and evening hours. This is to ensure that the lighting does not harm the character and appearance of the host building or wider conservation area, create disturbing light spill to adjacent open spaces nor create a distraction to pedestrian or cycle traffic, causing a hazard to highway safety. Subject to this condition, the works would not give rise to any highways issues.

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 or enhancing the character and appearance of the Bloomsbury Conservation Area and the setting of nearby listed buildings under s.66 and s.72 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 policies D1, D2, A1, A3 and T1 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 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 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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer