

Application ref: 2019/3900/L  
Contact: John Diver  
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Date: 23 October 2019

**Development Management**  
Regeneration and Planning  
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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: Internal and external alterations associated with the conversion of existing garage area to office space including removal of mesh cladding and installation of curtain wall, glazing, louvre panels and double door and internal layout changes

Drawing Nos: 3147-0250, 3147-0251, 3147-0252, 3147-0253, 3147-0254; Supporting:  
Design Access Statement - Logistics Hub (ref.3147 D02); Logistics Hub Covering  
Letter (ref. 190716 IOE)

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: 3147-0250, 3147-0251, 3147-0252, 3147-0253, 3147-0254; Supporting: Design Access Statement - Logistics Hub (ref.3147 D02); Logistics Hub Covering Letter (ref. 190716 IOE)

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 external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 Reason for granting consent:

The proposed works would not involve the removal of any original fabric of significance. The existing external metal mesh and garage door appear to have been installed in order to improve the security of the internal space but are not sympathetic to the architectural language of the wider building. Their removal and replacement with a well detailed section of bronze anodised curtain wall and louvres is therefore not objectionable. The detailed design of these elements have been informed by pre-application negotiations with the Council's Conservation Officers as well as the recently approved 'Phase 1' refurbishment works for the wider IoE building (ref. 2018/2874/P). As seen on the completed areas of the phase one, the detailed design of these elements would appropriately harmonise with the architectural language of the host building. For clarity, detailed drawings of the curtain wall, including their materials and construction have been provided upfront and have been reviewed alongside the Council's Conservation Officers

Internally, the space has been used flexibly through the years and has been sub-divided with rudimentary blockwork partitions. Consent is sought for the removal and replacement of these partitions so that they may be fit out to a modern standard. These internal works would not involve the removal of any historic fabric or loss of plan form and would increase the functionality of a currently underutilised section of the building.

Overall, the proposal is considered to preserve the significance of the Grade II\* 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 Grade II\* 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 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.

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