

Application ref: 2019/6386/P  
Contact: Laura Hazelton  
Tel: 020 7974 1017  
Date: 2 March 2020

**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 LLP  
1 New Street Square  
London  
EC4A 3HQ  
United Kingdom

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:

Minor alterations and refurbishment works to selected areas, including Cores A, B and C and alterations to the existing plant enclosure on the roof and the installation of a new chiller unit within this enclosure.

Drawing Nos: 3147-P1-2001 A, 3147-P1-2002 A, 3147-P1-2101 B, 3147-P1-2102 A, 3147-P1-2103 A, 3147-P1-2201 B, 3147-P1-2202 B, 3147-P1-2203 C, 3147-P1-2301 B, 3147-P1-2302 A, 3147-P1-2303 C, 3147-P1-2401 B, 3147-P1-2402 A, 3147-P1-2403 C, 3147-P1-2501 B, 3147-P1-2502 A, 3147-P1-2503 C, 3147-P1-2601 B, 3147-P1-2602 B, 3147-P1-2603 C, 3147-P1-2701 B, 3147-P1-2702 B, 3147-P1-2703 C, 3147-P1-2801 B, 3147-P1-2802 A, 3147-P1-2803 C, 3147-P1-2901 B, 3147-P1-2902 A, 3147-P1-2903 C, 3147-P1-2R01 B, 3147-P1-2X01 B, 3147-P1-2X02 A, 3147-P1-2X03 A, 3147-P1-2X20 A, 3147-P1-2X21 A, 3147-P1-2X22 A, 3147-P1-2010 A, 3147-P1-2011 A, 3147-P1-2012 A, 3147-P1-2013 A, 3147-P1-2014 A, 3147-P1-2015 C, 3147-P1-2016 B, 3147-P1-2017 B, 3147-P1-2104 A, 3147-P1-2204 B, 3147-P1-2304 C, 3147-P1-2404 B, 3147-P1-2504 B, 3147-P1-2604 C, 3147-P1-2704 B, 3147-P1-2804 B, 3147-P1-2904 B, 3147-P1-2025 - A, 3147-P1-2026 - A, 3147-P1-2027 - A

Stage 2 Acoustics Report reference 035833 dated 3 December 2019; Building Services Description of Systems reference R01; Design and Access Statement dated

December 2019; Planning Statement dated December 2019; Schedule of Works dated 16 December 2019; Phase 2a Heritage Statement dated December 2019; Heritage Structural Assessment dated December 2019.

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:

3147-P1-2001 A, 3147-P1-2002 A, 3147-P1-2101 B, 3147-P1-2102 A, 3147-P1-2103 A, 3147-P1-2201 B, 3147-P1-2202 B, 3147-P1-2203 C, 3147-P1-2301 B, 3147-P1-2302 A, 3147-P1-2303 C, 3147-P1-2401 B, 3147-P1-2402 A, 3147-P1-2403 C, 3147-P1-2501 B, 3147-P1-2502 A, 3147-P1-2503 C, 3147-P1-2601 B, 3147-P1-2602 B, 3147-P1-2603 C, 3147-P1-2701 B, 3147-P1-2702 B, 3147-P1-2703 C, 3147-P1-2801 B, 3147-P1-2802 A, 3147-P1-2803 C, 3147-P1-2901 B, 3147-P1-2902 A, 3147-P1-2903 C, 3147-P1-2R01 B, 3147-P1-2X01 B, 3147-P1-2X02 A, 3147-P1-2X03 A, 3147-P1-2X20 A, 3147-P1-2X21 A, 3147-P1-2X22 A, 3147-P1-2010 A, 3147-P1-2011 A, 3147-P1-2012 A, 3147-P1-2013 A, 3147-P1-2014 A, 3147-P1-2015 C, 3147-P1-2016 B, 3147-P1-2017 B, 3147-P1-2104 A, 3147-P1-2204 B, 3147-P1-2304 C, 3147-P1-2404 B, 3147-P1-2504 B, 3147-P1-2604 C, 3147-P1-2704 B, 3147-P1-2804 B, 3147-P1-2904 B, 3147-P1-2025 - A, 3147-P1-2026 - A, 3147-P1-2027 - A

Stage 2 Acoustics Report reference 035833 dated 3 December 2019; Building Services Description of Systems reference R01; Design and Access Statement dated December 2019; Planning Statement dated December 2019; Schedule of Works dated 16 December 2019; Phase 2a Heritage Statement dated December 2019; Heritage Structural Assessment dated December 2019.

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

- 4 (a) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level

from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the Council.

(b) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved by the Council.

In all cases the background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

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

- 5 The chiller unit within Core A hereby approved shall not project higher than the existing roof.

Reason: In order to safeguard the special architectural and historic interest of the building and this part of the conservation area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed works are part of UCL's phased masterplan for the refurbishment of the building. The refurbishment seeks to make improvements to the building to provide high quality teaching and learning spaces to suit modern requirements and improve energy efficiency. Phase 1 has been implemented, and the current application seeks to progress phase 2A in relation to the Institute of Education, which focuses on the mechanical, engineering and servicing requirements within core areas A, B and C.

The grade II\* listed building was completed in 1977 and typifies Brutalist architecture. The building's significance derives predominantly from its external appearance, which expresses its structure and function, distinctive massing and form, and use and quality of materials. The building is part of the UCL campus and since its construction, the majority of the interiors have been extensively altered.

The only external works involve the installation of a new chiller unit with Core A, and the creation of a new opening within the roof to provide ventilation. A

noise impact assessment has been undertaken to determine the lowest background noise levels. A condition would be secured to ensure proposed plant complies with Camden's noise standards.

The Council's Conservation Officer has assessed the proposals and confirmed they would not cause harm to the historic or architectural significance of the building. The works would improve energy efficiency and are therefore conducive to securing the optimal use of the building.

Due to the location and nature of the proposals and the limited external works, the proposals would not impact neighbouring amenity by way of loss of outlook, daylight or privacy.

No objections were received prior to the determination of this application. The planning history of the site has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under 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 D1, D2, A1 and A4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 2 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).
- 3 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.
- 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+Re>

quirements+%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