Application ref: 2019/6410/L
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 2 March 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Deloitte LLP
1 New Street Square
London
EC4A 3HQ
United Kingdom

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:
Minor alterations and refurbishment works to Cores A, B and C including the provision of new sanitary facilities, replacement of servicing, addition of new risers and new access panels to the existing risers within the Cores and installation of secondary glazing and obscure film to selected glazing panels within these areas; alterations to the existing plant enclosure on the roof and the installation of a new chiller unit within this enclosure; and, replacing the existing mezzanine levels in the double height observation and archive rooms at level 4 and 5 with a new floorplate and associated works.

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 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-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: 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.

Informative(s):

1 Reason for granting listed building consent

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 which focuses on the mechanical, engineering and servicing requirements for this phase 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 proposed works include the following proposals: building infrastructure upgrade, remediation of asbestos, upgraded and increased sanitary facilities, re-planning of internal layouts to provide workspaces and shared/common space. The precedent for the design of the internal spaces and sanitary facilities was established during phase 1 and will be employed again for the phase 2A works. Secondary glazing with new blinds and low-level boxing with new radiators will be installed in front of existing external glazing to all teaching and office areas. Doors into core areas will be replaced with new laminate-faced and oak-lipped fire doorsets. Floor finishes will be replaced with new carpet and a plasterboard suspended ceiling installed to conceal the building services. The works will be the same as those previously approved as part of Phase 1.

In terms of the teaching accommodation, existing spaces will be stripped back to main structures to create a single open space and the walls will be lined internally with plasterboard faced insulation to improve thermal performance. In cores B and C at level 5, the existing mezzanine floors will be replaced with new slabs.

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 enhance the quality of the internal teaching and learning spaces and improve energy efficiency and are therefore conducive to securing the optimal use of the building.

No objections were received prior to the determination of this application. Historic England responded with a letter of Flexible Authorisation duly stamped and signed on behalf of the Secretary of State.

The site's planning history has been taken into account prior to making this decision and special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

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.

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+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)

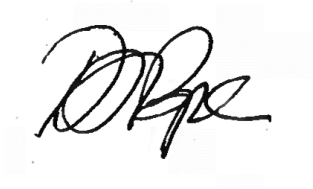
Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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



Daniel Pope
Chief Planning Officer