

Application ref: 2020/1787/L
Contact: Laura Hazelton
Tel: 020 7974 1017
Email: laura.hazelton@camden.gov.uk
Date: 5 August 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
www.camden.gov.uk/planning

Deloitte LLP
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:

Refurbishment of the lifts within the Cores B and C including the upgrade of landing indicators, evacuations intercoms, landing stations, fire control switches, landing doors, service stations, header/overgate panels and other associated works.

Drawing Nos: 3147-P1-2001 A, 3147-P1-2002 A, 162-01-20, 162-01-4, 162-01-9, CP61942-02, CP71943-02, CP71943-RD-01, CP71942-04, CP71942-05, CP71942-06, CP71943-04, CP71943-05, CP71943-06, CP71943-07, and Basement floor plan.

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, 162-01-20, 162-01-4, 162-01-9, CP61942-02, CP71943-02, CP71943-RD-01, CP71942-04, CP71942-05, CP71942-06, CP71943-04, CP71943-05, CP71943-06, CP71943-07, Basement floor plan.

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, including concrete surfaces, shall be carried out to match the existing adjacent work on an exact like-for-like basis in materials and detailed execution. Before the relevant part of the work is begun, typical areas of making good to the concrete shall be provided on site and approved in writing by the local planning authority. The relevant part of the works shall be carried out in accordance with the details thus approved.

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 Any invasive creation of small openings must be made with the least removal of architectural fabric.

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 listed building consent

The Institute Of Education was designed by Sir Denys Lasdun and completed in 1977. It is Grade II* listed in recognition of its architectural significance as a key purpose built educational building of the 20th century. The listing citation specifically mentions the high quality exposed concrete finishes and describes the interiors as simple, but the quality of concrete finishes is exemplary throughout. The upper teaching spaces were designed to be flexible, and continue to be altered regularly. The areas of special interest are the lift lobbies and the entrance hall and principal stair to the lecture theatre.

The proposed upgrading works are considered acceptable in principle provided any invasive creation of small openings are made with the least removal of architectural fabric and making good to the concrete surfaces are on an exact like-for-like basis. These will be secured by condition along with an area of making good to be provided on site and agreed by the Council before the work is begun.

The design of the replacement lift-calling equipment, including the upgrade of landing indicators, evacuations intercoms, landing stations, fire control switches, landing doors, service stations, header/overgate panels and other associated works, are considered to be appropriate.

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 spaces and are conducive to securing the optimal use of the building.

No objections were received prior to the determination of this application. Historic England have issued 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. 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 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 You are advised that this consent hereby granted does not relate to the infill of the original fire hose/equipment recesses or drinking water recesses set within the concrete walls of the landings and corridors.

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
Director of Economy, Regeneration and Investment