

Application ref: 2021/5006/P  
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Date: 30 November 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Deloitte LLP  
1 New Street Square  
London  
EC4A 3HQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**UCL Institute Of Education**  
**20 Bedford Way**  
**London**  
**WC1H 0AL**

Proposal:

Installation of one condenser unit at Level 3 and two condenser units at Level 2 on the service road of the Institute of Education and associated works

Drawing Nos: 3147 - P4 - 2001 P1, 3147 - P4 - 2002 P1, 3147 - P4 - 2201 P2, 3147 - P4 - 2202 P2, 3147 - P4 - 2205 P3, 3147 - P4 - 2210 P2, 3147 - P4 - 2220 P4, 3147 - P4 - 2225 P3, Design and Access Statement, Plant noise assessment dated 29/09/2021, letter dated 12 October 2021.

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 policies 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 - P4 - 2001 P1, 3147 - P4 - 2002 P1, 3147 - P4 - 2201 P2, 3147 - P4 - 2202 P2, 3147 - P4 - 2205 P3, 3147 - P4 - 2210 P2, 3147 - P4 - 2220 P4, 3147 - P4 - 2225 P3, Design and Access Statement, Plant noise assessment dated 29/09/2021, letter dated 12 October 2021.

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

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.

#### Informative(s):

- 1 Reasons for granting permission.

The proposed works comprise the installation of three condenser units at levels 2 and 3. They would front the service road accessed from Woburn Square and be located below ground level to the rear of the Institute of Education building. The condenser units would connect to the comms room via new pipework which would run along an existing cable tray, before entering through two new penetrations.

The host building is Grade II\* listed, was completed in 1977 and typifies Brutalist architecture.

The new condensers would not be visible from the public realm, as they are concealed in the service yard to the rear which is characterised by a fairly utilitarian appearance. The service yard area of the building is of low significance and was designed to be a back-of-house area. Therefore, the proposals will not impact significant areas of the building. The proposals would require a very limited removal of historic fabric to create penetrations for the pipework, but given their small size and location, would not result in a harmful loss of historic fabric. The Council's Conservation Officer has confirmed they

would not cause harm to the historic or architectural significance of the building nor to the character and appearance of the conservation area.

Due to the location and nature of the proposals, the proposals would not impact neighbouring amenity by way of loss of outlook, daylight or privacy. A Noise Impact Assessment (NIA) concludes that the level of noise is in accordance with the thresholds set out in the Local Plan (which state that new plant noise emissions should be 10db below the background noise levels), and compliance with these standards shall be secured by condition.

Policy CC2 only allows active cooling (air conditioning) where dynamic thermal modelling demonstrates there is a clear need for it after all of the preferred measures are incorporated in line with the cooling hierarchy. In this case, it is acknowledged that there are limited opportunities to incorporate these measures due to the location below ground, the site's single aspect, the listed status of the building, and the requirement to provide cooling to the comms rooms which would have greater cooling requirements than standard teaching spaces. As such, the installation of active cooling is accepted in this instance.

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, and to preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 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 policies D1, D2, CC2, A1 and A4 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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, 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 (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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 2021.

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