

Application ref: 2021/5115/L
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Date: 30 November 2021

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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:

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 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 - 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: 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 Reasons for granting consent-

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 by Lasdun 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.

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. 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 2021 and the National Planning Policy Framework 2021.


- 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 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