

Application ref: 2022/1846/L
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Date: 20 July 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Alice Young Lee
Deloitte
1 New Street Square
London
EC4A 3BF
England

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
University Of London Institute Of Education
20 Bedford Way
London
Camden
WC1H 0AL

Proposal:

Refurbishment and reconfiguration of Level 9 of Zone C of the Institute of Education, 20 Bedford Way comprising: the removal and replacement of existing partitions to create new workspaces; works to ceilings; the installation of secondary glazing; new flooring and doors; thermal upgrades to the roof and portions of the external wall at Level 9; and other associated works.

Drawing Nos:

3147-WS2-0901 P2 - L9;
3147-WS2-0902 P2 - L9;
3147-WS2-0905 P2 - L9;
3147-WS2-0906 P2 - L9;
3147-WS2-0907 P2 - L9;
3147-WS2-0908 P2 - L9;
3147-WS2-0911 P2 - L9;
3147-WS2-0920 P3 - L9;
3147-WS2-0074 P3 - Details;
3147-WS2-0073 P3 - Details;
3147-WS2-0072 P3 - Details;

3147-WS2-0071 P3 - Details;
3147-WS2-0070 P2 - Details;
3147-WS2-0002 P2 - Site Plan;
3147-WS2-0001 P2 - Location Plan;
3147-WS2-0R03 P2 - L10;
3147-WS2-0R01 P2 - L10;
3147-WS02-Woburn Square L9 Schedule of Works;

Design and Access Statement by Penoyre and Prasad dated April 2022;
Planning Statement by Deloitte datd April 2022;
Heritage Statement Phase 2d Levels 5 & 9, by Alan Baxter Associates dated 2022;
Structural Report by TAK Structures Ltd dated March 2022;
Sustainability Statement by BuroHappold dated Aril 2022;
Schedule of Works by Overbury dated April 2022.

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-WS2-0901 P2 - L9;
3147-WS2-0902 P2 - L9;
3147-WS2-0905 P2 - L9;
3147-WS2-0906 P2 - L9;
3147-WS2-0907 P2 - L9;
3147-WS2-0908 P2 - L9;
3147-WS2-0911 P2 - L9;
3147-WS2-0920 P3 - L9;
3147-WS2-0074 P3 - Details;
3147-WS2-0073 P3 - Details;
3147-WS2-0072 P3 - Details;
3147-WS2-0071 P3 - Details;
3147-WS2-0070 P2 - Details;
3147-WS2-0002 P2 - Site Plan;
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Schedule of Works by Overbury dated April 2022.

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 No. 20 Bedford Way was designed by Sir Denys Lasdun for the IoE. Completed in 1977, the building is Grade II* Listed and located within the Bloomsbury Conservation Area. The building's architectural significance lies in its importance as an example of Brutalist architecture. Of note are the high quality internal and external finishes formed of concrete and bronze aluminium panels. Stepped terraces and dominant towers articulate the elevations. Internally Lasdun's layout of partitions and finishes were designed to be flexible to accommodate the varying university's needs. The building remains in university use but the infrastructure and building services are nearing the end of their serviceable life. In addition, the increasing demands on educational and welfare space, changes in patterns of use and poor thermal performance of the facade need to be addressed

Phase 1 of the UCL/IoE Masterplan was completed in 2019. The design intent throughout the upgrading works to the IoE building are to follow the design principles that were established in Phase 1. Phase 2 involves improved teaching, administration and public spaces for the University. Specifically this applications relates to upgrading teaching and office spaces and thermal efficiency to Level 9 Zone C works and the roof of Zone C.

Works of reconfiguration involve the removal of partitions to create a less cellular layout and the creation of more open plan work space. New suspended ceiling panels will improve the acoustics. The design of the new secondary glazing, associated panelling, radiators and insulation is to match that previously approved for the Phase 2 works. Works to the roof include insulation and waterproofing of main roof and roof terraces. Along with new external balustrade and handrails.

A detailed report documenting the thermal efficiency of the building has been provided by way of a justification for the works. This is considered acceptable.

The existing interior fit out is in the main 40 years old and is now tired and no longer fit for purpose. Given that the original design ethos was to be utilitarian and flexible, the proposed works involving partitions, upgrading finishes and materials are considered to be in the original architectural spirit. They are not considered to impact on the significance of the Grade II* building and as such the scheme is supported.

No responses were received as a result of the public consultation.

The Bloomsbury CAAC responded with no comment.

Historic England responded with a letter of flexible authorisation duly dated and signed on behalf of the Secretary of State.

The site's planning history has been taken into account when 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 (ERR) 2013.

As such, the proposal 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.
- 3 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).
- 4 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 5 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) 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)

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- 6 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.

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