

Application ref: 2022/1998/L
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Date: 22 July 2022

Development Management
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Deloitte LLP
1 New Street Square
London
EC4A 3BF
England

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

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

Proposal: The Discharge of Condition 6 a) (Sample Panel) (ref: 2021/6242/L granted 02/03/2022) For: Refurbishment and reconfiguration of selected areas within the IoE, No. 20 Bedford Way.

Drawing Nos: Prostrip Demolition Services Method Statement

The Council has considered your application and decided to grant Approval of Details (Listed Building) 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:

Prostrip Demolition Services Method Statement.

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 approval:

This application concerns the discharge of Condition 6 of the Listed Building Consent (2021/6242/L) and relates to the Institute of Education building on Bedford Way.

The building dates from the 1970's and was designed by Sir Denys Lasdun. It is Grade II* listed.

Planning and Listed Building Consent (2021/6242/L and 2021/6235/P) were granted on 2 March 2022 for: Refurbishment and reconfiguration of selected areas.

Condition 6 of the Listed Building Consent (2021/6242/L) requires:

Samples of materials in respect of the following shall be provided on site and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) A sample panel showing the removal method of the plaster finish from the concrete.

A sample panel has been provided on site for officers to assess. The sample looked appropriately carried out. It should be stressed that the method of removal is non mechanical so as to avoid any removal of the concrete surface. The concrete finishes are specifically mentioned in the listing description as being of particularly high quality.

Please note Listed Building Consent (2021/6242/L) Condition 6 Part b) which requires a sample panel demonstrating the method of repairs to existing concrete to be provided on site and approved in writing by the local planning authority, remains to be discharged.

No responses were received as a result of the public consultation through a press notice and a site notice.

Historic England were not required to be consulted in this instance.

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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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 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.
- 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 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.
- 6 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)

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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