

Application ref: 2022/3263/L
Contact: Antonia Powell
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Date: 30 September 2022

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Gerald Eve LLP
One Fitzroy
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**UCL Language Centre
26 Bedford Way
London
Camden
WC1H 0AP**

Proposal:

Proposed internal works to third floor, involving the removal and the installation of replacement lighting and associated controls, fixtures and fittings.

Drawing Nos:

Site Location Plan;

Design and Access Statement by Gerald Eve dated 06/07/2022;

Cover letter by Gerald Eve dated 29/07/2022;

2173-FM-XX-03-DR-E-1100 T01 - Existing 3rd floor;

2173-FM-XX-03-DR-E-5100 T01 - Proposed 3rd floor;

Document by Fowler Martin entitled: 3rd Floor Lighting Upgrade Works

REF: 2173-FM-085-03-RP-E-0001 VERSION: R02 dated 07 JUNE 2022.

Lighting specification as follows:

96631556 POPPACK LED 5000-840 HFI L1500 - WC;

22169785 SLOIN A K SL L1024 HE LDE SRE - Linear surface and suspended lighting;

92905548 KAT SQ 1400-840 HFI - WC.

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:

Site Location Plan;

Design and Access Statement by Gerald Eve dated 06/07/2022;

Cover letter by Gerald Eve dated 29/07/2022;

2173-FM-XX-03-DR-E-1100 T01 - Existing 3rd floor;

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92905548 KAT SQ 1400-840 HFI - WC.

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. This is particularly important in areas of high quality finished concrete which is specifically mentioned in the listing description.

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

This application concerns replacement lighting to the third floor of No. 26 Bedford Way. Along with Nos. 17 and 20 Bedford Way the building was designed by Sir Denys Lasdun and is Grade II* listed. Described in the listing

as: University teaching building, 1970-6 by Denys Lasdun and Partners, extended 1990-3, also by Sir Denys Lasdun and Partners. In situ reinforced concrete and precast mullions with a cladding of prefabricated bronze-anodised aluminium panels and window sections.

The proposed works are internal only and involve the replacement of existing fluorescent luminaries and the installation of new LED luminaires along with associated fittings and fixtures. The technical specifications have been provided as part of this submission.

The replacement lighting - fixtures and fitting are not considered to harm the significance of the Grade II* Building and as such the application is supported.

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

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 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 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 positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer