

Application ref: 2023/0291/L
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Deloitte LLP
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**UCL The Institute of Education
20 Bedford Way
London
WC1H 0AL**

Proposal:

Refurbishment and reconfiguration of Level 5 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; installation of new lighting; installation of secondary glazing, new flooring and doors; and other associated works.

Drawing Nos: Planning Statement; Heritage Structural Assessment; Design & Access Statement (parts 1, 2, 3 & 4);

Schedule of Works; Interim Energy & Sustainability Statement; Luminaire Schedule; Location Plan; Site Plan; Level 5 - Zone C Plan - As Existing; Level 5 - Zone C Plan - As Proposed; Level 5 - Zone C Demolition Plan; Level 5 - Zone C Proposed Floor Finishes; Level 5 - Zone C Cellular Offices & Consulting Rooms Proposed Internal Elevations; Level 5 - Zone C Staff Tea Point; Level 5 - Zone C Building Control Plan; Level 5 - Zone C Reflected Ceiling Finishes As Proposed; Level 5 - Zone C Proposed Wall & Window Finishes; Level 5 - Zone C Proposed Partition Types; Level 5 Zone C, Core B & C Proposed Lighting Services Layout; Level 5 Zone C, Core B & C Proposed Small Power & Ancillary Services Layout; Level 5 Zone C, Core B & C Proposed Containment Service Layout; Level 5 Zone C, Core B & C Proposed Ventilation Service Layout; Level 5 Zone C, Core B & C Proposed Pipework Service Layout; Level 5 Zone C, Core B & C Proposed Sanitation Service Layout; Level 5 Zone C, Core B & C Proposed Water Service Layout; Details Secondary Glazing & Radiator Casing

Manually Operated Blindset; Details Low Level Casing; Details Door Type Elevations and Details; Accessible WC Plan & Elevations; Sections Partition Details.

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:

Planning Statement; Heritage Structural Assessment; Design & Access Statement (parts 1, 2, 3 & 4); Schedule of Works; Interim Energy & Sustainability Statement; Luminaire Schedule; Location Plan; Site Plan; Level 5 - Zone C Plan - As Existing; Level 5 - Zone C Plan - As Proposed; Level 5 - Zone C Demolition Plan; Level 5 - Zone C Proposed Floor Finishes; Level 5 - Zone C Cellular Offices & Consulting Rooms Proposed Internal Elevations; Level 5 - Zone C Staff Tea Point; Level 5 - Zone C Building Control Plan; Level 5 - Zone C Reflected Ceiling Finishes As Proposed; Level 5 - Zone C Proposed Wall & Window Finishes; Level 5 - Zone C Proposed Partition Types; Level 5 Zone C, Core B & C Proposed Lighting Services Layout; Level 5 Zone C, Core B & C Proposed Small Power & Ancillary Services Layout; Level 5 Zone C, Core B & C Proposed Containment Service Layout; Level 5 Zone C, Core B & C Proposed Ventilation Service Layout; Level 5 Zone C, Core B & C Proposed Pipework Service Layout; Level 5 Zone C, Core B & C Proposed Sanitation Service Layout; Level 5 Zone C, Core B & C Proposed Water Service Layout; Details Secondary Glazing & Radiator Casing Manually Operated Blindset; Details Low Level Casing; Details Door Type Elevations and Details; Accessible WC Plan & Elevations; Sections Partition Details.

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 Listed building consent (delegated):

The Institute of Education (IoE), 20 Bedford Way, designed by Lasdun for higher education use, is Grade II* listed.

UCL merged with the IoE in 2014. At that time the building was in a poor state of repair and underutilised. The building contains legacies of projects implemented at specific times to address specific issues, and there has been a clear lack of site wide visioning and a holistic approach. Therefore, UCL has implemented a phased masterplan for the building which is partly implemented and ongoing.

The proposals form part of the wider IoE Masterplan. This application focuses on the refurbishment and reconfiguration of Level 5 in Zone C of the IoE.

The proposed reordering of the inside of the property outlined in this application is not seen as either contentious or deleterious to the architectural significance of the building.

The application has been advertised in the press and by means of a site notice. No response was received from Bloomsbury CAAC. Historic England issued a letter of authorisation for the case, which was stamped by the NPCU.

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 2021 and the National Planning Policy Framework.

- 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 above the printed name.

Daniel Pope
Chief Planning Officer