

Delegated Report		Analysis sheet		Expiry Date:		07/11/2012	
		N/A		Consultation Expiry Date:		n/a	
Officer				Application Number(s)			
Adrian Malcolm				2012/4713/P			
Application Address				Drawing Numbers			
Institute of Education 20 Bedford Way London WC1H 0AL				Site Location Plan: Drawing No(s) 1900-MS-209			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Details pursuant to condition 3 (plant) of planning permission dated 16/12/09 (ref 2008/1237/P) for erection of rear extension (levels 2-9) for educational use in connection with the Institute of Education including provision of offices, teaching and library archive facilities.							
Recommendation(s):		Refuse details					
Application Type:		Approval of Details					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<u>Public Protection (Environmental Health, Pollution Section):</u> Object to discharge of condition as, although the Acoustic Report is good but unfortunately with regards to the proposed plant, there is no information regarding the actual plant so it is not possible to determine if Camden's noise requirements will be met. As the application is to discharge planning requirements, there is not enough information provided. It will be necessary to provide plant details along with relevant calculations to establish the noise levels at the nearest noise sensitive façade.					
CAAC/Local groups comments:		N/A					

Site Description

The site forms part of the Institute of Education (a graduate college for the University of London for training of teachers) which stands on the south-west side of Bedford Way, just to the north of Russell Square, around 250m from Russell Square Underground Station and 500m south-east of Euston Station on a site of 2,914sqm. Much of the surrounding area lies in the Bloomsbury Conservation Area, as does the application site itself.

A four storey (plus basement) grade II Georgian listed terrace immediately abuts the western boundary of the application site (the rear additions of these properties fall in the application site, as works are proposed to these areas as part of proposed development). This terrace is owned by the Institute of Education. These properties are used either as accommodation for students of the College (at no's 12, 13, 14, 16 and 17) or offices for the Institute (at no's 10, 11, 15 and 18). Another Georgian grade II listed terrace at 55-59 Gordon Square is also owned by the college. This is used primarily as offices, but also contains a nursery and student flat, again all in connection with the use of the Institute.

The large six storey plus two semi-basement /basement stories building fronting Bedford Way is often referred to as the Lasdun building, after the architect that designed it and is a grade II* listed building. No 26 is the section of the Lasdun building to the north of the penultimate tower (core B- the service towers are given letters from A to E, going north to south). This part of the building is occupied by the University College of London, or UCL, (which is another college of the University of London).

The remainder of the enormous Lasdun building at no 20 Bedford Way is occupied by the Institute of Education. It is a grade II listed building that was completed in 1977 and runs 250m along the western side of Bedford Way. As can be seen in the following section, this building was conceived as an 'urban megastructure' as part of a wider new university precinct following extensive damage in the area during the Second World War. It is considered to be an important example of its type of post-war architecture that is of international significance.

A stepped spur at the rear of the Lasdun building cascades from six/seven stories to the ground from one of the stair towers (core D). A paved pedestrian plaza lies immediately to the north of this. The five stair towers rise the equivalent of around three-four stories above the remainder of the building. These were originally intended to have similar cascading spurs under the original masterplan, however these were never carried out (see section entitled 'background').

In 1993, the Newsam Library extension was added between the second and third stair towers (cores B and C), to the north of the plaza. It rises three stories above the level of the plaza.

The main part of the application site itself is a vacant area of land towards the north of the Institute's complex, much of which is overlain with rubble that has become somewhat overgrown with self-seeded vegetation. It stands above a service road at the rear of the Lasdun building and the two lowest levels of that building. A green area of open space owned by the Institute lies to the south of the aforementioned listed Georgian terrace fronting Woburn Square. This was formerly occupied by the bomb-damaged Christchurch. This area is also included in the application site, though no built development is proposed upon it.

Relevant History

2008/1237/P- In December 2009, planning permission was granted on appeal for the erection of rear extension (levels 2-9) for educational use in connection with the Institute of Education including provision of offices, teaching and library archive facilities.

2012/2991/P- August 2012, refusal of application for submission of details pursuant to condition 3 (plant), 4 (refuse storage and recycling), 5 (landscaping), 6 (cycle parking), 7 (security measures) and 8 (privacy details) to development allowed on appeal (ref: APP/X5210/A/09/2110637) on 16/12/2009 for the erection of rear extension (levels 2-9) for educational use in connection with the Institute of Education including provision of offices, teaching and library archive facilities (ref: 2008/1237/P). It should be noted that an informative attached to the decision indicated that there were no objections to the discharge of condition 3 should a further application be submitted.

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS9 (Achieving a Successful Central London)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

DP28 (Noise and vibration)

Assessment

Condition 3 reads:

'No development shall commence until details of plant (including an acoustic report, sound attenuation and acoustic isolation from the structure) to be installed externally as part of the development have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with such approved details, including specified maximum noise levels, and thereafter maintained for as long as the development remains in existence.'

An environmental noise survey dated 2007 has been submitted which assesses plant noise and mitigating required to deal with noise attenuation to achieve a minimum of 5dB(A) below noise background. The acoustic report states that the plant and equipment should be designed or noise attenuated to a combined level that is at least 5dB(A) below the existing LA90 background noise level as measured during the relevant time period at 1 metre from the façade of the development. The acoustic report mentions noise tonality arising from the operation of these will require at least 10dB(A) reduction below the existing LA90 background noise levels. This information is good in setting the parameters for subsequent plant to adhere to (and was previously indicated by informative as being satisfactory to discharge condition 3- see history). However, as can be seen from the objection from the environmental health officer noted above, insufficient details have been submitted to assess the details of the actual plant proposed in terms of how it will impact upon the sensitive facades. It is therefore regrettably concluded that the condition can not be currently discharged and it is recommended that the submitted details be refused.

Recommendation: Refuse details.

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