

Delegated Report		Analysis sheet		Expiry Date:		05/11/2012	
		N/A / attached		Consultation Expiry Date:			
Officer				Application Number(s)			
Adrian Malcolm				2012/4781/P			
Application Address				Drawing Numbers			
Institute of Education 20 Bedford Way London WC1H 0AL				Site Location Plan; Drawing No(s) 531, 532, 1991-ES-310, 1			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Submission of details pursuant to condition 7 (security measures) 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).							
Recommendation(s):		Approve conditions					
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:		Met. Police- Security measures are appropriate					
CAAC/Local groups* comments: *Please Specify							

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). However, an informative attached to the decision indicated that there were no objections to the discharge of condition 7 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)

CS17 (Making Camden a Safer Place)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

Camden Planning Guidance

Assessment

Condition 7 reads:

'No development shall commence until details of security measures including security/entrance gates, external lighting, lighting to entrance areas, windows, entrances and other related measures have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with any such approved measures.'

Security measures include the installation of a mild steel fence and gates to upper levels 3 and 4 of the Institute building, plus to the service road and stair 5. Lighting is also indicated. These were requested by the Crime Prevention Officer of the Met Police, who has commented that the proposed fencing and security arrangements are appropriate.

The Council's design officer has previously commented that the design of the fencing would complement the architectural style of the host building and that it would be positioned and sized so as to be as unobtrusive as possible.

There are therefore no objections to condition 7 being discharged.

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