

Shepherd Epstein Hunter
Phoenix Yard
65 Kings Cross Road
London
WC1X 9LW

Application Ref: **2012/2991/P**
Please ask for: **Adrian Malcolm**
Telephone: 020 7974 **2529**

6 August 2012

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Approval of Details Refused

Address:
Institute of Education
20 Bedford Way
London
WC1H 0AL

Proposal:
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).

Drawing Nos: Site Location Plan; Drawing No(s) 025 PL1, 0081A, 085 PL1, 086 PL1, 087 PL1, 095 PL, 501 T1, 511 T3, 516 T1, 517 T2, 518 T2, 522 T2, 531 T2, 532 T2, 233 T2, 241 T3, 243 T3, 390A, 391A, 394 T2, B012, 1990-ES-310 T1, 1990-MS-209 T1.

The Council has considered your application and decided to **refuse** planning permission for the following reason(s):

Reason(s) for Refusal



- 1 Insufficient details have been submitted in respect of the following elements of the hard and soft landscaping scheme: maintenance of the proposed green and brown roof, details of courtyard planters, species of trees for the planters and the means of irrigation; details of benches, adequate biodiversity measures contrary to London Borough of Camden Core Strategy Policies CS5 (Managing the impact of growth and development), CS14 (Promoting high quality places and conserve heritage) and CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) and the London Borough of Camden Local Development Framework Development Policies with particular regard to policies DP22 (Promoting sustainable design and construction), DP24 (Securing high quality design) and DP25 (Conserving Camden's Heritage).
- 2 The proposed cycle storage facilities in terms of the type and layout of the cycle stands provided would fail to comply with the London Borough of Camden Local Development Framework Development Policies with particular regard to policies DP17 (Walking, cycling and public transport) and DP18 (Parking standards and limiting the availability of car parking).
- 3 Insufficient details have been submitted to demonstrate that the proposed privacy measures would adequately mitigate the impact of overlooking to the adjoining premises at 26 Bedford Way contrary to London Borough of Camden Local Development Framework Core Strategy policies CS5 (Managing the impact of growth and development) and the London Borough of Camden Local Development Framework Development Policies with particular regard to policy Development Plan Policy DP26 (Managing the impact of development on occupiers and neighbours) of the Camden Local Development Framework.

Informative(s):

- 1 You are advised that the Council was satisfied with details submitted in respect of conditions 3 (plant details), 4 (refuse and recycling details) and 7 (security measures) and would approve these details to discharge these conditions if they were to be resubmitted.
- 2 You are reminded that conditions 3, 4, 5, 6, 7, 8 and 9 of planning permission LBC Ref No 2008/1237/P granted on appeal on 16/12/2009 are outstanding and require details to be submitted and approved.

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