

Delegated Report		Analysis sheet		Expiry Date:		06/08/2012	
		N/A		Consultation Expiry Date:		n/a	
Officer				Application Number(s)			
Adrian Malcolm				2012/2991/P			
Application Address				Drawing Numbers			
Institute of Education 20 Bedford Way London WC1H 0AL				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
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).							
Recommendation(s):		Refuse Application for discharge of 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:		Met Police (Crime Prevention Officer): Proposed fencing is appropriate for its use.					
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.

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS9 (Achieving a Successful Central London)

CS10(Supporting Community Facilities and Services)

CS14 (Promoting high quality places and conserving our heritage)

CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity)

CS17 (Making Camden a Safer Place)

CS18 (Dealing with Our Waste and Encouraging Recycling)

DP15 (Community and Leisure Uses)

DP17 (Walking, cycling and public transport)

DP22 (Promoting sustainable design and construction)

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

The conditions that this application seeks to discharge read as follows:

3. 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.
4. No development shall commence until details of refuse storage and recycling areas serving 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 details and maintained as such for as long as the development remains in existence.
5. No development shall commence until details of all hard and soft landscaping (including all planting, green & brown roofs, trees, all hard surfaces and seating) on the site have been submitted to and approved in writing by the local planning authority and shall be carried out in accordance with such approved details no later than the end of the first planting season following completion of the development or any phase of the development. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, no later than the end of the following planting season, with others of similar size, and species, unless the Council gives prior written consent to any variation. The landscaping details shall include those to the following areas:
 - a) Green and brown roof to proposed extension (including management details)
 - b) Proposed mews/courtyard area between the proposed extension and the rear of 10-18 Woburn Square
 - c) Details of measures to promote biodiversity, including bird and bat boxes plus any other similar such measures.
6. No development shall commence until details of cycle parking areas (including full details of the proposed racks/housings themselves) sufficient to accommodate a minimum of 20 bicycles have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with such approved details and these facilities shall be available for use prior to occupation of the development and shall be retained for as long as the development remains in existence.

7. 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.

8. Notwithstanding the drawings hereby approved, no development shall commence until detailed drawings have been submitted to and approved in writing by the local planning authority, showing details of measures (e.g. obscure glazing, screening or other appropriate measures) to prevent potential intrusive overlooking from the proposed extension into rooms of adjoining premises at 26 Bedford Way. The development shall be carried out in accordance with any such approved details and shall remain as such for as long as the development remains in existence.

Considerations:

Condition 3- plant details

An environmental noise survey 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.

The submitted details are considered to be sufficient and there are no objections to condition 3 being discharged.

Condition 4- refuse and recycling details

The applicant proposes to use the existing refuse and recycling storage area for the site where there is ample capacity for storage of 110 litre wheelie bins and recycling facilities. General waste is collected daily and recycling twice per week. The Environmental Services section of the Council have confirmed that they are satisfied with the arrangements proposed.

There are no objections to condition 4 being discharged.

Condition 5- hard and soft landscaping

The proposals show a green roof/terrace which includes a diverse range of species that would enhance the site's ecological value and visual amenity. Although varying from the original species indicated, the proposed species and mix are acceptable, however no maintenance details have been submitted as required by the condition.

The courtyard landscaping details are not currently in an acceptable form. A resin bound gravel path would be used, however the landscaping officer has issues regarding the choice of species for the tree planters, as the species identified alongside a Japanese Maple (which is acceptable) does not appear to exist (an Amelanchier or similar is suggested by the landscaping officer) and details of the planters themselves and how they will be irrigated to ensure their long term viability have not been submitted. Inadequate details of benches are supplied.

A lack of specific details of bird or bat boxes have been indicated on the plans, such as their specification, location details and numbers (20 would be needed).

Condition 5 can therefore not be discharged as inadequate details of hard and soft landscaping (including maintenance of the green roof; details of benches and planters to the courtyard, the tree species used and their irrigation) plus inadequate details of measures to promote biodiversity (including details of bird and bat boxes) have been supplied.

Condition 6- cycle parking

The proposed cycle parking details indicate 10 cycle hoops would be provided for 20 cycles (the minimum number required by the condition). These would be positioned in the covered service road and allow ample space for vehicles to pass. However in terms of the type and layout of the cycle stands they do not appear to be of the types specified in Camden Planning Guidance and allow only 0.9 - 0.95m between the hoops. The Council would normally require Sheffield stands to be installed in line with advice contained in section 9 (Cycling facilities) of CPG 7 (Transport).

Condition 7- security 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. These were requested by the Crime Prevention Officer of the Met Police, who has commented that the proposed fencing is appropriate. Lighting is also indicated.

The Council's design officer has also 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.

Condition 8 – privacy details

This condition requires details to be submitted to prevent potential intrusive overlooking from the proposed extension into rooms of adjoining premises at 26 Bedford Way. The submitted details show cross sections between the extension and the neighbouring building. The details show a use of expanded copper mesh between the mid and outer pane of some glazing and the use of directional film on the glazing surface on others, in order to provide a restricted viewing angle. However, it is not clear from the information to how many windows, precisely where and to what height these measures would be provided. The submitted details are therefore not considered to be sufficiently clear to be satisfied that intrusive overlooking would be prevented. The submitted details are therefore insufficient for condition 8 to be discharged.

Conclusion and Recommendation:

Although there are no objections to conditions 3, 4 and 7 being discharged, insufficient details have been submitted to discharge conditions 5, 6 and 8. These details should be refused.

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