

Application ref: 2022/3535/P
Contact: Laura Dorbeck
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Date: 7 February 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

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Gerald Eve LLP
One Fitzroy
6 Mortimer Street
London
W1G 0AY
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**1-19 Torrington Place
London
WC1E 7HB**

Proposal:

Temporary change of use for a period of up to 10 years for flexible office E(g)(i) and education F1(a) (excluding retail and other commercial units on Tottenham Court Road frontage, the data centre at basement and part ground floor levels and the UKPN substation).

Drawing Nos:

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 Temporary consent

The use hereby permitted is for a temporary period only and shall cease on or before 10 years from the date of this letter, at which time the premises shall revert to their former lawful use which is offices (Class E).

Reason: In order to protect the existing business use and so that the long term use of the site may be properly considered in accordance with policies DM1 and E2 of the London Borough of Camden Local Plan 2017.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 086-08-01, 086-01-1, 086-01-2, 086-01-3, 086-01-4, 086-01-5, 086-01-6, 086-01-7, 086-01-8, 086-01-9, 086-01-10, 086-01-11, 086-01-12, 086-01-13, 086-01-14, 086-01-15, letter dated 11 August 2022, and Town Planning Statement dated 11 August 2022.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 Cycle parking

The cycle parking storage for at least 90 bicycles shall be retained as existing throughout UCL's occupation of the site.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the Camden Local Plan 2017.

- 4 F1 education use

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 2020 or the Town and Country Planning (General Permitted Development) Order 2015 (or any orders revoking and re-enacting those orders with or without modification), the F1 use shall only be used for educational purposes and for no other purposes whatsoever.

Reason: To safeguard the amenity of the adjoining premises and the highway network, in accordance with policies A1, A4 and T3 of the Camden Local Plan 2017.

- 5 Servicing

Servicing arrangements including delivery and loading shall be carried out in accordance with the details approved under reference 2015/4769/P dated 27/10/2015.

Reason: In order to ensure there are no adverse impacts on the local transport network, highways, pedestrian safety or residential amenity in accordance with policies A1, T1 and T4 of the Camden Local Plan 2017.

- 6 Waste

The waste storage and removal facilities shall be retained and operated in accordance with the details approved under reference 2015/4769/P dated 27/10/2015.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policy CC5 of the Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer