

Application ref: 2024/1689/P  
Contact: Edward Hodgson  
Tel: 020 7974 8186  
Email: [Edward.Hodgson@camden.gov.uk](mailto:Edward.Hodgson@camden.gov.uk)  
Date: 12 June 2024

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Gerald Eve  
One Fitzroy  
6 Mortimer Street  
London  
W1T 3JJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

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

Proposal:  
Installation of a replacement door, screen and canopy to ground floor rear elevation

Drawing Nos: Site Location Plan P24173-BA-A1-ZZ-DR-A-2000 S3 PL01, P24173-BA-A1-ZZ-DR-A-2001 S3 PL01, P24173-BA-A1-GF-DR-A-2002 S3 PL01, P24173-BA-A1-ZZ-DR-A-2003 S3 PL01, P24173-BA-A1-ZZ-DR-A-2004 S3 PL01, P24173-BA-A1-ZZ-DR-A-2005 S3 PL01, Design and Access Statement (Gerald Eve dated 25/04/2024).  
Cover Letter (Gerald Eve dated April 2024)

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan P24173-BA-A1-ZZ-DR-A-2000 S3 PL01, P24173-BA-A1-ZZ-DR-A-2001 S3 PL01, P24173-BA-A1-GF-DR-A-2002 S3 PL01, P24173-BA-A1-ZZ-DR-A-2003 S3 PL01, P24173-BA-A1-ZZ-DR-A-2004 S3 PL01, P24173-BA-A1-ZZ-DR-A-2005 S3 PL01, Design and Access Statement (Gerald Eve dated 25/04/2024). Cover Letter (Gerald Eve dated April 2024)

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal involves the installation of a replacement screen, door, and canopy at the ground floor on the rear elevation of the building. The door would have double glazed panels, surrounded by glazed panels with grey frames. A glass cantilevered canopy would replace the existing canopy above. The door and surrounding panels would have a similar appearance to that of the existing, and along with the appropriately scaled glazed canopy, would be sympathetic to the appearance of the building. In addition, as the works are related to the rear of the building, they would have very limited visibility in views from the public realm. Therefore, the works would not harm the character and appearance of the Bloomsbury Conservation Area.

The proposal is considered to preserve the character and appearance of the Conservation Area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

Initially one objection was received from the Gordon Mansions Residents Association, who commented on the noise from the old existing door and roller shutter accessing Torrington Place. Following discussion, this objection was withdrawn as the issue relates to general repair and maintenance which is not a planning matter, and the application does not relate to that part of the building. No other responses were received. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023

- 2 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).
- 3 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.
- 4 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](http://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.

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 2023.

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



Daniel Pope  
Chief Planning Officer