

Application ref: 2024/4229/L  
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Date: 6 November 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)  
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Turley  
Brownlow Yard  
12 Roger Street  
London  
WC1N 2JU  
United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**22 Torrington Place**  
**London**  
**WC1E 7HJ**

Proposal:  
Installation of kitchen extract on side elevation of the ground floor commercial unit

Drawing Nos: L100; E101; E102; E103; E104; E105; P101; P102; P103; P103; P104;  
P105; P106; P107; P108 & P109; Design and Access Statement; Heritage Statement;  
Risk Assessment for Odour and maintenance of equipment report; Purified Air Kitchen  
Extract UV-O Range brochure; Purified Air ESP Filter Unit - Manual including Product  
Spec and Proposed Plant Extract System and Annexes.

The Council has considered your application and decided to grant Listed Building Consent subject to the following conditions:

#### **Conditions And Reasons:**

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the

following approved plans and documents: L100; E101; E102; E103; E104; E105; P101; P102; P103; P103; P104; P105; P106; P107; P108 & P109; Design and Access Statement; Heritage Statement; Risk Assessment for Odour and maintenance of equipment report; Purified Air Kitchen Extract UV-O Range brochure; Purified Air ESP Filter Unit - Manual including Product Spec and Proposed Plant Extract System and Annexes.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

#### Informatives:

- 1 Reason for granting consent:

The site is the ground floor commercial unit of a five-storey building facing Torrington Place, which is all linked to the Grade II\* listed Heals Building facing Tottenham Court Road. This site flanks an access to a service yard at the rear of the Heals complex. The site is also located in the Bloomsbury Conservation Area, to which it is considered to make a positive contribution.

The proposal seeks to install a kitchen extract on the side of the ground floor in the service yard / loading bay at the rear in connection with a new restaurant use within the unit. The unit narrows in width towards the rear to accommodate the curved access road of the service yard. As such, the external manifestations of the kitchen extract will not be visible from the street and will be located alongside existing service installations at the rear of a number of buildings within the Heal's complex.

The proposed internal ducting will be located within the proposed kitchen which will occupy an internal space of low historic and architectural significance at the rear of the unit. As such, there will be no negative impacts on the grade II\* listed building or its special interest. The Council's Conservation Team reviewed the proposal and has raised no objection.

Historic England concluded that the Council should consider the application as they see fit. The application site's planning history has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and to the desirability of preserving and enhancing the character and appearance of the conservation area, under s. 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise

and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. It also complies with the London Plan 2021, and the National Planning Policy Framework 2023.

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

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

Daniel Pope  
Chief Planning Officer