

Delegated Report		Analysis sheet		Expiry Date:		19/01/2010	
		N/A / attached		Consultation Expiry Date:		30/12/2009	
Officer				Application Number(s)			
Hannah Parker				2009/5135/P 2009/5152/L			
Application Address				Drawing Numbers			
33 - 35 Torrington Place London WC1E 6BT				See Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Additions and alterations including the erection of a two storey and a single storey rear extension at ground and first floor levels, installation of a new rooflight above basement floor level and external disabled ramp access to university building (Class D1) from Torrington Place.							
Recommendation(s):		Grant Permission Grant Listed Building Consent					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	07	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from the 09/12/2009 until the 30/12/2009 and neighbours notified by letter. No responses to date.					
CAAC/Local groups comments:		Bloomsbury CAAC: "A great improvement on previous application".					

Site Description

33 and 35 Torrington Place are a pair of Grade II listed semi-detached late Georgian town houses in Bloomsbury Conservation Area. They are in university use. The two houses are entered through doors in their gable walls and have been laterally connected, with a secondary spine wall introduced to provide an internal corridor. Each has a small closet wing running off the gable wall and shares a combined small rear yard which is mostly occupied by a twentieth century single story building at basement level topped with a storey equivalent of plant. A small external area still remains between this building, the closet wings and the rear wall of the houses. Plant for the houses and the neighbouring Malet Place university building occupies the roofs of the single story building and the closet wings are topped with water tanks.

Relevant History

2009/2296/P & 2009/2082/L Additions and alterations to include the erection of a two storey and a single storey rear extension at first and second floor level, new rooflight above ground floor common room, internal refurbishment of basement, ground, first, second and fourth floor levels and external disabled ramp access to University (Class D1) from Torrington Place. Withdrawn by applicant.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. However, it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

London Borough of Camden Replacement UDP 2006

B1 –General Design

B3 – Extensions and Alterations

B6 – Listed Building

B7- Conservation Area

SD6 –Neighbourhood Amenity

Camden Planning Guidance

Bloomsbury Conservation Area Statement

Assessment

The Proposal:

The works include the erection of a two storey and a single storey rear extension at ground and first floor levels with a courtyard area of these linked properties. The extensions are situated within the building envelope and of modest proportions. An external disabled ramp access is also proposed.

Main Considerations

- Impact on host building and the Conservation Area
- Neighbourhood Amenity

Impact on host building and the Conservation Area

This new structure will be one storey higher than existing boundary wall and closet wings, but lower than the Malet Place building it attaches to. Behind the closet wings the form and material will be to match the associated closet wing (render behind 33, brick behind 35 - containing a lift and stair respectively). At first floor level a glass fronted corridor links between these elements. At ground, below this corridor is a plant enclosure faced in timber cladding. Further work includes a new ramp to the entrance of 35 and secondary glazing to the rear basement windows.

The works are considered acceptable in planning and listed building terms. The link will be visible from Malet Place, Torrington Place and Byng Place. Despite the prominent positioning of the link, the design respects its immediate surrounds and improves the existing elevation. The combination of brick and glass complements the host building and the buildings in the immediate proximity. The glass roof which is used to extra internal space cannot be seen from the public realm which reduces its impact on the appearance of the conservation area.

The entrance ramp design has been lowered to below 1:20 it will not be classed as a ramp so does not need the 1200mm landing area or any hand rail.

Physical intervention into the listed building is fairly limited, principally new openings through the rear walls of

the closet wings, of which number 33 is not original brickwork. No internal alteration will need to take place to facilitate wheel chair movement (the proposal allows wheelchair access to basement and ground floors).

The proposal will result in a rationalisation of plant, with the removal of the water tanks on top of the closet wings, as well as the associated key-clamp guarding and access ladder, the security railings relating to the rear of number 35, and the plant/flues etc above the existing single storey structure.

On balance the changes to the building are acceptable. The reorganisation of plant and removal of other clutter is welcomed. The setting of the rear yard is already compromised by previous development and this proposal, although larger, provides a rational and confined way of improving the facilities without internal alteration to the listed buildings.

Details of the materials used are being conditioned as part of this permission to ensure they respect the special interest of the listed building.

The above works are considered compliant with policies B1, B3, B6 and B7 of the London Borough of Camden Unitary Development Plan.

Neighbourhood Amenity

The site is situated in a commercial area mostly occupied by university owned buildings. It is considered that the proposed works will not adversely impact on the amenity of the adjacent properties with regard to access to sunlight, daylight, or outlook and thus is considered to be consistent with Policy SD6 of the UDP.

Plant: Although an acoustic report has been submitted alongside the application, the plant would be located internally so planning permission is not required.

Recommendation Grant Permission

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