

Mr David Peres da Costa
Development Management
London Borough of Camden
2nd Floor
5 Pancras Square
C/O Town Hall
Judd Street
London
WC1H 9JE

20 August 2015
Your Reference 2012/4608/P

Dear David,

Discharge of Planning Conditions at 1-19 Torrington Place, WC1E 7HB

Deloitte LLP have been instructed on behalf of our client, University College London (UCL), to discharge the pre-commencement conditions at 1-19 Torrington Place associated with planning consent 2012/4608/P.

Background

Planning permission (Ref. 2012/4608/P) was granted in December 2012 for:

'Change of use from offices (Class B1a) to dual use as offices (Class B1a) and educational use (Class D1) for a temporary period of 10 years (excluding retail and other commercial units on Tottenham Court Road frontage)'

The UCL estates team has recently relocated to Bidborough House, which is located to the north-east of the UCL campus on Bidborough Street. This will allow for additional floorspace at 1-19 Torrington Place to be used for teaching space when the new academic year starts in October 2015.

The planning consent allows for the flexible use of the building for offices and educational use and UCL is seeking to discharge the remaining pre-commencement conditions.

Proposal

This application is for the discharge of Conditions 4, 6, 7 and 9 of the above planning permission.

Condition 4 – Energy Statement – states:

Prior to commencement of the development, an Energy Statement describing and illustrating the potential carbon reduction measures and efficient energy supply and generation systems for the site in comparison to existing situation shall be submitted to and approved in writing by the Local Planning Authority. The measures shall include but not be restricted to:

- a) Insulation;**
- b) Floor by floor energy meter to monitor energy use;**
- c) Energy efficient lighting;**
- d) Systems to control ventilation, heating, cooling, lighting and speed of motors driving pumps and fans;**
- e) Natural ventilation; and**
- f) Replacement of ageing gas boilers and air handling units with more efficient ones**

Reason: In order to secure the appropriate energy and resource efficiency measures and on-site renewable energy generation in accordance with the requirements of policies CS13 and CS16 of the London Borough of Camden Local Development Framework Core Strategy and policy DP22, DP23 and DP32 of the London Borough of Camden Local Development Framework Development Policies.

This application includes an Energy Statement (from 4see) which seeks to fully discharge the requirements of this condition. This statement has been written in accordance with advice from Amy Farthing in the Sustainability team at the London Borough of Camden. The statement demonstrates that a large number of energy efficiency measures have been implemented which equate to a 30% reduction in CO2 emissions. This demonstrates that the energy efficiency of the building will be significantly improved.

Condition 6 – Waste Arrangements – states:

Prior to commencement of the development, details of the location, design and method of waste storage and removal including recycled materials and collection times shall be submitted to and approved by the local planning authority in writing. The facility as approved shall be provided prior to the first occupation of any of the new units and permanently retained thereafter.

Reason: To ensure that sufficient provision for the storage and collection of waste has been made in accordance with the requirements of policies CS5 and CS18 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 of the London Borough of Camden Local Development Framework Development Policies.

Condition 7 – Servicing – states:

Prior to commencement of development, details of all servicing arrangements to the site including delivery and loading times to and from the site and a site plan showing the turning head and service bay clearly marked out in thermoplastic paint stating "No

Parking" shall be submitted and approved in writing by the Local Planning Authority. Servicing shall be carried out in accordance with the approved details.

Reason: In order to satisfactorily provide for the turning of vehicles within the site and in the interests of highways, pedestrian safety and residential amenity in accordance with policy CS5 and CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP16, DP20 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

Both Conditions 6 and 7 have been considered as part of the Transport Letter (from Iceni Projects) which seeks to fully discharge these conditions. This letter has been written in accordance with the advice from London Borough of Camden and is considered to comply with this condition.

Condition 9 – Cycle Parking – states:

Prior to commencement of the development, details of secure and covered cycle storage areas for up to 134 cycles shall be submitted to and approved by the local planning authority in writing. The number of cycle spaces provided should be maximised and evidence should be provided to demonstrate that this is the maximum number of spaces that can reasonably be accommodated. The approved facility shall thereafter be provided in its entirety prior to occupation of the building in accordance with this permission, and thereafter permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 and DP18 of the London Borough of Camden Local Development Framework Development Policies.

Planning permission was granted in February 2015 (Ref. 2014/7526/P) for works in the basement of 1-19 Torrington Place, the proposal description was:

'Installation of plant, in association with ancillary data storage at sub-basement level, comprising enclosure for 6 chiller units, transformers, emergency generators (with brown roof), acoustic screening and cycle parking all in the rear yard, following demolition of existing plant enclosure and sub-basement wall'

This planning consent is relevant as the data storage will accommodate the entire basement level. The application also included the installation of 90 cycle parking in the sub-basement yard to the rear of 1-19 Torrington Place. This approach to cycle parking was discussed with planning officers and was considered the maximum provision reasonably possible. The planning consent included the following condition:

"Before the development commences, details of secure and covered cycle storage area for 90 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first use of the plant hereby approved, and permanently retained thereafter."

A separate application has been submitted by BMJ Architects on behalf of UCL to discharge this planning condition.

The enclosed drawing AL (00) 02 C demonstrates that 90 cycle parking spaces is the maximum that can be provided. This is consistent with the discussions with LB Camden during the determination of planning consent 2014/7526/P and with the information submitted by BMJ Architects.

Condition 9 states that the number of cycle spaces should be maximised (up to 134 cycle spaces). We consider the enclosed drawing clearly demonstrates that cycle parking provision has been maximised without undermining access and circulation within the rear yard. This drawing should therefore satisfy the requirement of Condition 9, which can now be fully discharged.

Application Pack

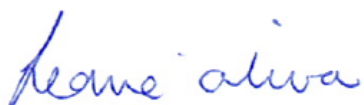
Please find enclosed the following supporting documents to support this application and discharge the conditions listed above.

1. Application Form completed;
2. Energy Statement (from 4see);
3. Transport Letter (from Iceni); and
4. Proposed Basement Floor Plan, Reference AL (00) 02 Rev C.

The application fee of £97 will be paid under separate cover.

We look forward to receiving confirmation of the validation of this application. In the meantime, should you have any questions, please do not hesitate to contact Don Messenger (020 7007 3053 dmessenger@deloitte.co.uk) or Timothy Cakebread (020 7007 7491 tcakebread@deloitte.co.uk) at the above address.

Yours sincerely,



Leonie Oliva
Deloitte LLP