

Mr Matthieu Roure  
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Westbourne Studios  
242 Acklam Road  
London  
W10 5JJ

Application Ref: **2015/5575/L**  
Please ask for: **Alfie Stroud**  
Telephone: 020 7974 **2784**

8 December 2015

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**32 Torrington Square**  
**London**  
**WC1E 7JL**

Proposal:

Internal and external alterations including partial rebuild of the upper part of the existing elevation, strengthening of existing ceilings, levelling floors, repointing of existing brickwork and other localised repairs to the front elevation.

Drawing Nos: Site Location Plan;  
15/080/1.2 rev:T1, 15/080/2.1 rev:T1, 15/080/2.2 rev:T1;

Report: Structural Survey;  
Conservation and Heritage Statement;  
Design and Access Statement

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

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 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 The proposals provide an urgent structural remedy to the delamination of the outer leaf of the front façade of the grade-II listed townhouse. Accompanying works will correct associated structural faults in the floors. The works are to be carried out according to the rigorous conservation methodology specified. Maximum in situ historic material is to be retained, and historic material removed is to be carefully stored and replaced or reused as much as possible, including bricks, with all finishes made good to match the existing.

The severity of the structural fault in the front wall requires complete reconstruction of the front wall from the second floor to the roof. Neither this nor other discreet interventions will cause any permanent or incidental harm to the special interest of the building, but will on the contrary secure the survival of its historic materials, form and finishes.

Public consultation was undertaken by placement of a press and site notice, whereby no responses were received. No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or any features of special architectural or historic interest which it possesses, and to preserving or enhancing the character or appearance of the Conservation Area, as required under ss.16 and 72 of the Listed Buildings and Conservation Areas Act

1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

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 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment