

Jag Bilkhu  
ATP Architects & Surveyors  
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Coventry Road  
Ilford  
Essex  
IG1 4QR

Application Ref: **2016/4068/L**  
Please ask for: **Alfie Stroud**  
Telephone: 020 7974 **2784**

1 November 2016

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

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

Proposal:  
Creation of under stairs shower room; rearrangement of existing bathroom

Drawing Nos:  
Site Location Plan;  
16181\_001 rev.B;  
Design & 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 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.

- 2 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.

- 3 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.

- 4 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIB of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies CS5 (Managing the impact of growth and development) and CS16 (Improving Camden's health and wellbeing) of the London Borough of Camden Local Development Framework Core Strategy and policies DP32 (Air quality and Camden's Clear Zone) and DP22 (Promoting sustainable design and construction) of the London Borough of Camden Local Development Framework Development Policies.

#### Informative(s):

- 1 Reasons for granting consent:  
The listed building is one of a terrace of six houses of the 1820s, all listed at Grade II. The room affected by the proposals stands at the rear of the house on ground-floor level in the traditional position of the closet wing, and is in use as a bathroom. The room contains a modest late-nineteenth or early twentieth-century fireplace, positioned asymmetrically in the wall and now blocked, and is linked to the corridor by a panelled timber door with a moulded architrave. A cupboard opens off the corridor, and all these spaces sit in the extension beyond the main rear elevation of the house.

The proposals would subdivide this room with a lightweight partition to create an addition shower-room, accessed in place of the existing cupboard off the corridor. The existing fireplace and mantle will be retained but boxed-in. The architraved doorway would remain unaffected. The proposals would thus be reversible except for the removal of the small section of wall separating the bathroom from the adjacent cupboard. This fabric and the arising plan-form is of limited significance in the house as a whole, and the very slight harm arising from this loss is justified by sustaining the listed building in its now long-established institutional residential use in association with the University of London.

No consultations were necessary as the proposals only affect the interior of a grade-II listed building. The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

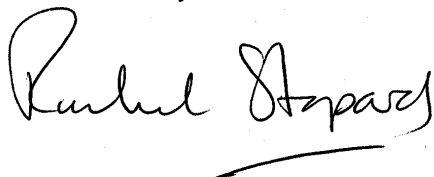
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of The London Plan 2016 consolidated with alterations since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 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.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Executive Director Supporting Communities