

2017/1326/P - Mullard House, 1-19 Torrington Place, London, WC1E 7HB



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

Mullard House, 1-19 Torrington Place, London, WC1E 7HB

Site Photographs:

(1) Aerial photo 1 (from the South)



(2) Aerial photo 2 (from the North)



(3) Front Entrance 1



(4) Front Entrance 2



(5) Western side elevation



(6) Eastern side elevation



(7) Rear elevations



Delegated Report		Analysis sheet	Expiry Date:	01/05/2017
(Members Briefing)		N/A / attached	Consultation Expiry Date:	20/04/2017
Officer			Application Number	
John Diver			2017/1326/P	
Application Address			Drawing Numbers	
University College London Mullard House 1-19 Torrington Place London WC1E 7HB			<i>See draft decision notice</i>	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal				
Various external alterations to University building (Use Class D1/B1) including the installation of accessible platform lift / alterations to front entrances and the replacement of a number of ground and first floor windows to rear and side elevations with louvered panels, metal doors or opaque materials.				
Recommendation:	Grant conditional permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	<p>Multiple site notices were displayed near to the site on the 24/03/2017 (consultation end date 14/04/2017).</p> <p>The development was also advertised in the local press on the 30/03/2017 (consultation end date 20/04/2017)</p>			
Adjoining Occupiers:	No. responses	00	No. of objections	00
Summary of consultation responses:	No responses were received.			
Bloomsbury CAAC:	<p>A letter of objection was received on behalf of the Bloomsbury CAAC. Their objection comments can be summarised as follows:</p> <ul style="list-style-type: none"> The louvres are unsightly and would detract from the character of the conservation area. <p><i>Officers response: Please see para.2.7-2.8</i></p>			
Gordon Mansions Residents Association:	<p>A letter of objection was also received on behalf of the Gordon Mansions Residents Association (a block of flats located to the East of the site). Their raised comments can be summarised as follows:</p> <ol style="list-style-type: none"> Rear open yard to the rear of the site is overlooked by numerous residential units, the occupants of which are often affected by noise and disturbance. Lack of detailed drawings for platform lift Existing front stair is a good piece of integrated design, and is characteristic of its period (1950s/60s). Intervention therefore objectionable. Elements should be better incorporated into streetscape Objection to the use of Anodised Aluminium for the side panel due to a lack of robustness and possibility for people 'banging on it' late at night. Lack of details relating to internal plant equipment, any replacement or new mechanical plant requires full consideration. <p><i>Officers response:</i> (1) Please see para.2.10. (2-5) Please see para.2.6. (6) Please see paras.1.4 and 2.10</p>			

Site Description

The application site relates to a part 2, part 6 and part 11-storey mixed use building (Class B1/D1), known as Mullard House, constructed in the 1950's. The application site is a large block on the corner of Torrington Place and Tottenham Court Road in the Bloomsbury Conservation Area (at the edge of the UCL's main Bloomsbury campus). This application relates to the University College of London (UCL) occupied part of the building accessed from Torrington Place at ground and lower ground floor levels. At the rear of the building there is an open yard at semi-basement level accessed via ramps on either side of the building from Torrington Place. As outlined in the history section below, various applications for the installation of a data-storage centre and associated plant equipment have previously been approved and works are currently underway to implement on site.

There is a mix of land uses in the surrounding area, with university and hospital buildings to the north and east, commercial uses to the south and mix of retail and commercial uses along Tottenham Court Road. The nearest residential dwellings are located at Woburn Mansions and Gordon House Mansions at the corner of Huntley Street and Torrington Place.

The application property is not statutorily or locally listed, however, the site is located within the Bloomsbury Conservation area. The Bloomsbury Conservation Area Appraisal and Management Strategy (2011) describes the application building as making a neutral contribution to the character of the area.

Relevant History

2014/7526/P: 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 - Granted 02/02/2015.

2013/6364/P: Installation of enclosed plant/equipment in rear basement car park (Class D1) - Granted 24/12/2013.

2013/2981/P: Installation of new air handling unit and ducting (following the removal of existing air handling equipment) and lighting equipment on first floor roof top of building (Class D1) - Granted 24/07/2013.

2012/4608/P: 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) - Granted Subject to a Section 106 Legal Agreement 03/12/2012.

2009/4718/P: Installation of a chiller unit and extension to an existing plant enclosure screen on the roof of the five storey building fronting Tottenham Court Road in mixed office (Class B1) and education (Class D1) use - Granted 24/12/2009.

9500064: Alterations to ground floor front elevation including new fenestration entrance doors and ramp access - Granted 24/02/1995.

9400749: Change of use for a limited period of part-basement, ground floor and second to fifth floors east wing from office use within Class B1 to educational use within Class D1 - Granted 01/09/1994. Additional condition 1 to the decision notice limited the period of the approved use until 1st October 2013.

9300837: Extension of temporary D1 Education use of West wing facing Tottenham Court Road for a further period until 1st December 2013 - Granted 04/11/1993.

9200983: Change of use of second to fifth floors inclusive of west wing facing Tottenham Court Road

from Class B1 office use to Class D1 educational use - Granted 12/11/1992 Additional condition 1 limited period of the proposed education use until 1st October 2003.

Relevant policies

NPPF (2012)

The London Plan 2016

LDF Core Strategy and Development Policies (2011)

LDF Core Strategy (2010)

CS1 - Distribution of Growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

Development Policies (2010)

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

DP28 - Noise and vibration

DP29 - Improving access

Camden Planning Guidance

CPG1: Design (2015)

CPG6: Amenity (2011)

CPG 7 Transport (2011)

Bloomsbury Conservation Area Appraisal and Management Strategy (2011)

Emerging Camden Local Plan

Last summer, the Camden Local Plan was formally submitted to the government for public examination. Following the public hearings, the Council is consulting on Main Modifications to the Local Plan. Following the Inspector's report into the examination, which is expected in early-mid April 2017, policies in the Local Plan should be given substantial weight. Adoption of the Local Plan by the Council is anticipated in June or July. At that point the Local Plan will become a formal part of Camden's development plan, fully superseding the Core Strategy and Development Policies, and having full weight in planning decisions.

The following policies are considered to be relevant:

- Policy A1 Managing the impact of development
- Policy A4 Noise and vibration
- Policy D1 Design
- Policy D2 Heritage
- Policy C5 - Access for all

Assessment

1. Introduction

- 1.1. Planning permission is sought for a number of external alterations to the building at ground and lower ground floor levels including; the installation of a platform lift to the front entrance of the building to provide wheelchair access, the replacement of West and East Entrance curtain glazing; and the replacement of a number of windows to louvered panels to the rear and side facades.
- 1.2. To the front elevation, the replacement curtain glazing would replace the existing thick metal framed glazing with slim line metal frames glazing and would be slightly recessed to allow for a larger landing area for access purposes; the configuration and location of doors would however remain as existing. The installation of the platform lift would necessitate the removal of a thin section of the concrete steps and the re-provision of the handrail. The platform lift would be enclosed by a screen made of anodised aluminium.
- 1.3. To the sides, a total of 5 windows would be replaced at ground / lower ground floor level with new louvered panelled within the same openings. To the rear elevation, 1 window at ground floor and 2 windows at lower ground floor would be replaced with louvered panels. In the case of the lower ground floor panels, doors would also be installed meaning that these openings would be lowered to the external ground floor level.
- 1.4. It should be noted that the proposed description of development and submitted drawings relate to the above external alterations only. No permission for internal alterations or changes of use is sought as part of this application.

2. Assessment

2.1. The principal considerations material to the determination of this application are as follows:

- The visual impact upon the character and appearance of the host property, streetscene, Bloomsbury Conservation Area and the nearby listed buildings (Design and Conservation);
- The impacts caused upon the residential amenities of any neighbouring occupier (Residential Amenity); and
- Transport, highways and access issues

Design and Conservation

- 2.2. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.
- 2.3. CPG1 (Design) states that alterations to buildings should always take into account the character and design of the property and its surroundings and that windows, doors and materials should complement the existing building. Bloomsbury Conservation Area Appraisal and Management Strategy (2011) states that alterations to buildings should ensure that the chosen materials are suitable for their context, that proportion of opening and the design of windows are sensitive to the host building and that developments avoid the loss of original / characteristic details.
- 2.4. The host property is characteristic for its period and the front elevation was designed with a purposeful composition which reflects the institutional nature of the building. Notwithstanding this, both front entrances into the building and the surrounding curtain walling have been degraded over time and are currently looking fairly worn. Due to the age of the curtain walling, the frames

used are also particularly heavy which results in a somewhat cluttered appearance to the otherwise fairly clean elevational composition. The replacement of these entrances /curtain walling with modern equivalents is therefore not objectionable, and it is considered that the works have the potential to significantly improve the aesthetics of the building at ground floor level.

- 2.5. The proposed replacement curtain glazing and entrances would feature slimline powder coated aluminium framed glazing. These frames would be dark grey to match existing window frames elsewhere on the building but would allow for less glazing division and more slimline frames. Although the works would include a slight recess to the Western entrance in order to allow for minimum clearance of 3m for the entrance to the building, the configuration of the door openings would remain unaltered other than the aforementioned frame sizing. The proposed replacement entrances and curtain glazing are thus considered to be of an appropriate design and would result in an enhancement of the character of the host building.
- 2.6. The addition of a platform lift to the Eastern entranceway would necessitate the removal of a section of the front stair with a width of approximately 700mm. Although the installed platform lift would interrupt an original feature of the building, as the host building is not listed this loss of fabric is not objectionable. The platform lift would not detrimentally alter the overall elevational composition and would not project beyond the front building line of the property. The feature would therefore not appear overly dominant and is considered to be appropriately located and sized for its purpose. As the lift would provide for additional step-free access into some of the colleagues main teaching spaces, the installation of this element is also considered to offer public benefits in terms of increased accessibility in line with the Council's policy DP29 (Improving Access). Whilst the installation is therefore not considered objectionable, in order to ensure that the design of this feature as well as the replacement balustrading and aluminium screen is fully considered and as sympathetic as possible, a condition is recommended for the submission of further details regarding this element.
- 2.7. The proposed works also include the replacement of windows with metal louvres/doors to the rear and sides of the building at ground and lower ground floor levels. These areas of the buildings are generally not visible from public view (glimpses of the Western side elevation are possible from Torrington Place although the location of these windows are such that they are not prominent or read in accordance with the front elevation) and as the building already features a number of louvered windows in similar locations, it is not considered that the proposed replacements would alter the character of the host building. It is also worth noting that as the rear of the building is being developed with plant equipment for the data centre within the building, the proposed louvered windows would be read against this plant equipment to the rear meaning that they would not appear out of keeping.
- 2.8. Overall subject to the recommended condition, it is considered that the proposed alterations would remain sympathetic and in keeping to the character of the host property, preserving the appearance of the Bloomsbury Conservation Area and would not cause harm to the setting of any nearby listed buildings. Special attention has been paid to the desirability of preserving the listed building and its setting or any features of special architectural or historic interest which it possesses, and the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Residential Amenity

- 2.9. Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. Policy DP28 (Noise and Vibration) aims to ensure that noise and vibration is controlled and managed and sets out the Council's thresholds for noise and vibration.

- 2.10. The proposed scheme includes the installation of louvres in a number of locations in relation to the ongoing refurbishment works and internal layout changes being completed on site. Objection comments received on behalf of local residents have included concerns in relation to the level of noise potentially created from any internal plant installed in association with these louvre windows. As outlined in paragraph 1.4 above, it should however be noted that the proposed description of development and submitted drawings relate to external alterations only and include no reference to the installation of internal plant equipment. No permission for internal alterations or changes of use is sought as part of this application and the installation of the louvres themselves is unlikely to result in significant noise or disturbance.
- 2.11. As no plant equipment is hereby proposed, this does not form part of this assessment. Furthermore, the metal louvered windows proposed to either side elevation at lower ground floor level would serve no.4 internal WCs. As these Eastern windows are those closest to the adjoining residential accommodation, it is not considered that the proposed works would result in any disruption in terms of noise and disturbance. It is also worth noting that permissions 2014/7526/P, 2013/6364/P and 2013/2981/P which all included the installation of plant equipment were subject to conditions which set limits to the level of audible noise from this plant equipment. These conditions would remain in force and would be enforceable in the case where installed plant was causing a noise disturbance to local residents.
- 2.12. Due to their location, scale and design, the proposed louvres, doors, altered entranceways and platform lift would not result in a loss of privacy, outlook or light to any neighbouring resident. The proposed works are therefore considered to be in accordance with the Council's policies DP26 and DP28.

Transport, highways and access issues

- 2.13. The proposed works would include alterations to the main entrance ways into the building as well as the installation of a platform lift. These elements have been included due to a desire to ensure that the refurbished building remains in accordance with the latest building regulations requirements in terms of access and as aforementioned, these improvements to the level of access into the building would be welcomed. The proposed lift has been designed in accordance with Building Regulations Part M and would not project into the public footway. The proposals would therefore not result in any impact to local traffic or pedestrian conditions and would allow for an increase in the level of step-free teaching space within the college. No objections are therefore raised on these grounds.

3. Recommendation

- 3.1. Grant conditional Planning Permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Tuesday 2nd May 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Richard Maung
Deloitte Real Estate
Athene Place
66 Shoe Lane
London
EC4A 3BQ

Application Ref: **2017/1326/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

24 April 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**University College London
Mullard House
1-19 Torrington Place
London
WC1E 7HB**

DECISION

Proposal: Various external alterations to University building (Use Class D1/B1) including the installation of accessible platform lift / alterations to front entrances and the replacement of a number of ground and lower ground floor windows to rear and side elevations with louvered panels, metal doors or opaque materials.

Drawing Nos: (Prefix: 1917-JRA-00-ZZ-DR-A-) 0001 (S2 P01), 0099 (S2 P01), 0100 (S2 P01), 0109 (S2 P01), 0110 (S2 P01), 0150 (S2 P01), 0151 (S2 P01), 0152 (S2 P01); Design and Access Statement dated Feb 2017; Covering Letter dated 06 March 2017.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Executive Director Supporting Communities



Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: (Prefix: 1917-JRA-00-ZZ-DR-A-) 0001 (S2 P01), 0099 (S2 P01), 0100 (S2 P01), 0109 (S2 P01), 0110 (S2 P01), 0150 (S2 P01), 0151 (S2 P01), 0152 (S2 P01); Design and Access Statement dated Feb 2017; Covering Letter dated 06 March 2017.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Manufacturer's specification details of the proposed stair lift mechanism, including full details of its appearance to be submitted to the Local Planning Authority.

- b) Manufacturer's specification details of the facing material to the platform lift screening panel (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

- c) Full details of the replacement stair balustrading including plan, elevation and section drawings, at a scale of 1:10;

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and polices D1 and D2 of the Camden Local Plan Submission Draft (2016).

Informatives:

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 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

Director of Regeneration and Planning