



Photo 1: Aerial view looking east showing front elevation of no.32 and gap site adjacent to the Warburg Institute.



Photo 2: Front elevation of wider terrace. Warburg Institute building is seen to the left



Photo 3: Aerial view looking west showing rear elevation



Photo 4: Looking north towards the Warburg Institute



Photo 5: Rear elevation of no.32



Photo 6: Rear elevation of no.32 and rest of terrace



Photo 7: Looking south along the rear of the terrace



Photo 8: Looking west through the gap between no.32 and the Warburg Institute

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	22/09/2017
		N/A / attached	Consultation Expiry Date:	22/09/2017
Officer			Application Number(s)	
Laura Hazelton			i) 2017/4300/P ii) 2017/5851/L	
Application Address			Drawing Numbers	
32 Torrington Square London WC1E 7JL			Please refer to decision notice(s)	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
		Catherine Bond & Ed Jarvis		
Proposal(s)				
Restoration of 32 Torrington Square including internal changes together with erection of a 4-storey new annex building (plus basement) within the gap land to the north to accommodate a research facility (Toddler Lab) for Birkbeck, University of London (Class D1 Use).				
Recommendation(s):		i) Grant conditional planning permission subject to S106 legal agreement ii) Grant conditional listed building consent		
Application Type:		i) Full planning permission ii) Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice(s)					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	06	No. of objections	00
Summary of consultation responses:	<p>The full planning application was advertised in the press on 31/08/2017 until 21/09/2017 and a site notice was displayed between 01/09/2017 and 22/09/2017.</p> <p>The listed building consent application was advertised in the press on 26/10/2017 until 16/11/2017 and a site notice was displayed between 27/10/2017 and 17/11/2017.</p> <p>6 letters were received supporting the expansion of the research facilities at Birkbeck.</p>					
Bloomsbury CAAC:	<p>The Bloomsbury Conservation Area Advisory Committee (CAAC) objected to the application on the following grounds:</p> <ol style="list-style-type: none"> a. The Proposed full height closet wing overshadows and encloses the rear elevation of the adjacent listed building. It should be restricted to one or two storeys. b. The façade treatment is an unfortunate near replica of the remaining original facades of the terrace. It is neither contemporary nor a faithful replica. The modern touches around the fenestration are too timid and fail to be convincing, and the rhythm of windows is interrupted by squeezing in 3 bays into the façade. c. The almost full glazed ground floor is banal and looks like a retail shopfront. It is out of keeping with the terrace and is not an appropriate entrance for the building. d. No objection to the principle of a building in this location, but it should be of a much higher standard and the massing and form should respect the adjacent listed building. <p><i>Officer response</i></p> <ol style="list-style-type: none"> a. <i>Please see section 4 for a full design and heritage assessment.</i> b/c/d. <i>The proposals were revised to amend the front façade design, proportions and materials, which are considered to overcome these concerns. Please see section 4 for a full assessment.</i> 					

Site Description

32 Torrington Square is a 4 storey plus basement vacant GII listed former terraced house, most recently in use for education/ research purposes (Class D1). It sits on the north east corner of the Square, adjacent to Warburg Institute (mostly facing Byng Place and Gordon Square) and the Clore Management Centre at nos. 25-26, both identified as positive contributors to the Bloomsbury Conservation Area, which the site sits within. The building is in a poor state of repair with several elements of the façade currently supported by specialist scaffolding for health & safety reasons.

The wider area (Torrington Square) consists of a mix of large post-war buildings, mostly in educational use, ranging between 4 – 8 storeys high. To the south east of the site is the only remaining 4 storey original terrace (nos. 27-32 cons) which is Grade II listed. The buildings front the large designated public space, known as Torrington Square.

The site is within Sub Area 2 of the Bloomsbury Conservation Area – Gordon Square/ Woburn Square/ Byng Place - and is identified as making a positive contribution to the character of the area. The site is also located within the Central London Area. The site is not listed as one of the University of London (UoL) masterplan sites but lies adjacent to the identified Byng Place site.

This submission is made by Birkbeck University. The site is proposed to be developed as an expansion to the BabyLab, located in the Henry Wellcome Building (previously at no. 32 Torrington Square), by establishing the ToddlerLab, a Centre for Brain and Cognitive Development, to undertake research into developmental studies to children ages 1-5 (Class use D1).

Relevant History

2015/5575/L - 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. Listed building consent granted 08/12/2015.

9501455 & 9570253 - Installation of air-conditioning unit under the basement area steps and an extract fan with a decorative ventilation grille on the front elevation at basement level. Planning permission and listed building consent granted 13/10/1995.

Relevant policies

National Planning Policy Framework 2012

The London Plan 2016

London Borough of Camden Local Plan 2017

G1 (Delivery and location of growth)

H1 (Maximising housing supply)

H2 (Maximising the supply of housing from mixed-use schemes)

C1 (Health and wellbeing)

C2 (Community facilities)

C6 (Access for all)

A1 (Managing the impact of development)

A4 (Noise and vibration)

A5 (Basements)

D1 (Design)

D2 (Heritage)

CC1 (Climate change mitigation)

CC2 (Adapting to climate change)

CC3 (Water and flooding)

CC4 (Air quality)

CC5 (Waste)

T1 (Prioritising walking, cycling and public transport)

T2 (Parking and car-free development)

T4 (Sustainable movement of goods and materials)

DM1 (Delivery and monitoring)

Camden Supplementary Planning Guidance

CGP1 (Design) 2015

CPG3 (Sustainability) 2015

CPG4 (Basements and Lightwells) 2015

CPG6 (Amenity) 2011

CPG7 (Transport) 2011

CPG8 (Planning obligations) 2015

Bloomsbury Conservation Area Appraisal and Management Strategy 2011

Assessment

1.0 Proposal

1.1 Planning permission is sought for the following works:

- Erection of a 4 storey annex building with basement in the gap site between no. 32 and the Warburg Institute to the north, to accommodate a research facility (Toddler Lab) for Birkbeck, University of London. The building will contain specialist laboratory and testing accommodation and will be the main entrance and visitor reception to the site.
- The proposal incorporates access at street level through the site to the rear of the Warburg Institute for cycles and site-maintenance buggies. The building will be faced in London stock brick with white timber-framed sash windows to the front.
- Creation of a basement floor under the new annex building measuring 6.5m wide x 11.3m long, with a maximum depth of 4.7m
- Creation of cycle parking store to the rear of no. 32 for 12 cycles.
- The proposals would result in an increase of 499.7sqm gross external floor area (GEA) of additional D1 use.

1.2 Listed building consent is also sought for the following works:

- Restoration and refurbishment of Grade II Listed 32 Torrington Square (currently vacant) to be used primarily for academic staff. The restoration work will incorporate the following:
 - Repairs to roof level coping and broken roof tiles to be replaced with reclaimed tiles to match existing.
 - Rebuilding of front elevation (as previously approved under reference 2015/5575/L) using like-for-like materials (reclaimed brickwork of the same age, size, colour and lime mortar).
 - Front sash windows, timber shutter boxes and timber architrave to be refurbished, cleaned and painted to match original. Broken glass panes to be replaced. Repairs to

front door.

- Internal structural reinforcement and acoustic insulation.
- Removal of existing redundant building services and external staircase.
- Creation of lateral openings between no. 32 and the annex building at all levels through the gable wall (one opening per floor).

1.2 Revisions

1.3 Following officer feedback, the following revisions were made to the proposals:

1.4 Front elevation:

- The number of windows reduced from 3 to 2, and window design changed from Crittal to white timber-framed sash windows.
- Proposed brick and bonding changed to match the adjacent historic terrace.
- Vertical banding introduced at 3rd floor.
- Ground floor materials and fenestration design revised from zinc cladding with rainbow finish and glazed entrance to rendered façade with simple timber access gate and Crittal-framed glazed door.

1.5 Rear elevation:

- Rear windows changed from plain glazed window openings to Crittal-framed sash windows.
- Ground floor/basement doors changed from rainbow-finish metal to grey-painted timber.

1.6 Roof

- Front and rear acoustic louvres set back from the edge of the roof and replaced with 27 degree sloped acoustic louvres with slate finish to match the roof pitch and material of the adjacent historic roof.
- Rooftop plant area reduced in footprint from 35sqm to 18sqm.

2 **Assessment**

2.1 The principle considerations material to the determination of this application are considered to be the following:

- Land Use
- Design, Conservation and Heritage
- Impact on neighbouring amenity
- Basement considerations
- Trees & Landscaping
- Transport
- Sustainability
- Refuse/recycling
- Access
- Designing out crime
- S106/CIL

3 **Land Use**

3.1 Policy C2 of the Local Plan (Community Facilities) seeks to ensure that community facilities and

services are developed and modernised to meet the changing needs of our community and reflect new approaches to the delivery of services. In particular, the Council will support the investment plans of educational, health, scientific and research bodies to expand and enhance their operations, taking into account the social and economic benefits they generate for Camden, London and the UK (paragraph E of policy C2).

3.2 The proposal would result in the retention and refurbishment of the existing D1 facility (398sqm GEA as existing) at no. 32 Torrington Square and the erection of an annex building with a proposed GEA of 449.7sqm. The principle of the creation of additional educational/ research facilities is considered to be acceptable and appropriate in this location, given the institutional character of this area of the Borough.

3.3 Policy H2 seeks to maximise the supply of self-contained housing from mixed use schemes, and states that where more than 200sqm of non-residential floor space is to be created, 50% is required to be self-contained housing. However, the policy allows for exceptions to this principle, and acknowledges that development that involves a specialised use, such as a hospital or a research facility which has operational requirements that prevent the inclusion of housing, would not be required to provide housing (paragraph 3.48)

3.4 In this instance the creation of a new research facility linked to the existing academic facility is considered to justify an exception to the policy requirement for self-contained housing, and the proposals are considered acceptable in land use terms.

4 Design, Conservation and Heritage

4.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

4.2 The aim of the proposal is to create a toddler research laboratory facility for Birkbeck College, which has been identified to be of national and international importance, and is therefore likely to prove to be of extensive public benefit. The proposals include the restoration and refurbishment of the existing listed building (no.32), the erection of a new annex building adjacent to it, and the creation of internal openings between the two buildings. The existing historic building combined with a state-of-the-art extension will have the flexibility to offer a number of different types of spaces required by the facility. In light of the sensitive heritage context, the revised scheme has been prepared following extensive input from the Council's Conservation and Design Officers.

Annex building

4.3 The principle of building in the gap between No 32 Torrington Square and the southern flank wall of the Warburg Institute is considered acceptable in principle in heritage and design terms. The proposals would preserve the character and appearance of the Bloomsbury Conservation Area, the setting of the Grade II listed terrace lining the eastern side of Torrington Square and the character of the Warburg Institute, a positive contributor designed by Charles Holden.

4.4 The proposed massing of the four storey building (with basement) responds to the form, scale and proportions of the adjacent listed Georgian terrace. Although the vacant plot is slightly wider than

those of the listed terrace properties, the proposals include a new set-back brick pier to match the detail and materials of the Warburg Building. By doing so, the annex building would maintain the proportions of the historic terrace. A shadow gap of one brick depth and width would also be introduced between no.32 and the annex building, to create a visual break in the frontage and identify the new building as a more recent addition, maintaining a visual separation between the historic buildings and the new.

4.5 To the front, the annex building has been designed to be a facsimile of the historic terrace, which is considered an appropriate design response in this sensitive setting. The front elevation would be constructed of matching brickwork (samples of which would be secured by condition, to be submitted for approval prior to construction). Windows on first to third floor levels would be double-glazed timber sashes, matching the design, proportions and brick arch of the neighbouring properties. Although single-glazed windows would be preferable in this setting, given the fact that the building will be used as a scientific laboratory, which necessitates the building to be environmentally sealed and mechanically ventilated, double-glazing is considered acceptable in this instance. In order to ensure that the detailed design of the new windows will be fully suited to their setting, details are to be secured via condition.

4.6 The ground floor and first floor railings would match the position, material and height of those seen on the rest of the adjoining terrace. Detailed drawings of these will be secured via condition.

4.7 The ground floor would be finished in white render to match the ground floor of no.32, with a timber board access gate which provides access to the rear of the site and a Crittal-framed glazed door to provide access to the laboratory for the public. Although it is a more contemporary design, the door would match the proportions of the front doors to the historic buildings and is considered acceptable.

4.8 To the rear elevation, the building remains faithful to the Georgian fenestration design and proportions, but does not seek to be a faithful replica of the historic terrace. The rear elevation features a full width 4 storey closet wing extension with a sloped roof at fourth floor level finished in metal standing seam with Velux windows. The windows to the floors below, although matching the traditional sash window glazing panels and size, would be grey powder-coated Crittal frames.

4.9 It is acknowledged that the rear extension is significantly larger than the original two storey closet wings seen to the rear of the rest of the terrace; however, the building infills the gap between the historic terrace and the much larger Warburg building, of an entirely different architectural style. The site therefore marks a transition in townscape terms, which the revised scheme has directly referenced. Although not matching the proportions of no.32, the increased massing to the rear is considered an appropriate response in this setting, and would not harm the setting of the listed buildings.

4.10 Plant serving the laboratory would be located at rooftop level, within an open plant enclosure. The proposals were revised to introduce a 27 degree sloped, slate-covered 'roof' to match the pitch, materials and design of the adjacent roof slope, whilst shielding views of the plant enclosure. From street level and from the majority of surrounding private views, the roof would appear the same as the original pitched roofs of the historic terrace.

4.11 Overall, the detailed design and materiality of the proposed building is considered acceptable and would ensure the new infill building would successfully integrate with the adjacent historic terrace.

Internal works to no.32

4.12 Works to the listed building include structural works, repairs, the integration of services and insulation, and the proposed lateral conversion through the flank wall of the listed building.

4.13 A low-impact approach to the repairs and conservation of the building has been taken and all repairs will be to match the existing fabric. Strip-out works are to be carried out carefully to minimize any detrimental effect on the historic fabric. The majority of the strip-out works are associated with the removal of the existing redundant building services. All of these are later additions to the original building. Existing floor finishes such as carpets, vinyl and hardboard overlays are to be stripped out, back to original floors. All cornices, skirtings, stair metal balustrades and treads, architraves, window shutters and sash windows will be retained and made good. All submitted details have been reviewed by the Council's Conservation officers.

4.14 The majority of the works to the listed building are necessary to upgrade and repair the building, which is currently vacant after suffering from structural movement over a prolonged period of time, and subsequently, is propped up at the front.

4.15 Whilst lateral conversions sometimes present problems in townhouses of this kind, in this instance the proposals are supported as the plan form of the building on the relevant floors has already been altered, the original end terrace property was lost following war damage and the works could be reversed on the termination of the use.

4.16 On balance, the less than substantial harm caused to the listed building as a result of the loss of historic fabric is considered to be outweighed by the public benefits arising from the new D1 research facility and restoration and repair works to the Listed Building.

4.17 Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest under sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

4.18 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

5 Amenity

5.1 Policy A1 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, outlook, noise, and impact on daylight and sunlight.

5.2 The location of the extension would be unlikely to result in any detrimental impact to the amenity of the surrounding dwellings on Torrington Square and Woburn Square due to its orientation and distance from residential properties, the nearest of which is recorded at no. 30 Torrington Square to the south-east within the same terrace and therefore with very limited views onto the application site) and no. 24 Woburn Square to the east of the site (approximately 30m away). Direct views of the annex building would not be possible from these properties, and impact on neighbouring privacy, daylight and outlook would be very limited. All occupiers directly to the rear and sides of the site are within D1 use and as such would not be afforded high levels of protection with regards to daylight &

sunlight loss, in accordance with the BRE guidelines.

5.3 It is considered that the main impact would be during construction, which would be mitigated by a Construction Management Plan, secured by S106 Legal Agreement.

Noise

5.4 An environmental noise survey report has been prepared by Hann Tucker Associates, to determine the potential noise emissions generated by the proposed plant and whether this would comply with Camden's noise standards.

5.5 The site is surrounded by academic buildings on all sides, with no residential buildings in the immediate vicinity. Therefore, for the purposes of the background noise level survey, measurements were taken from the rear third floor window and the front first floor window of no.32, rather than from the nearest affected residential window. The assessment found the lowest background noise levels over a 24 hour period to be 48dBA to the front of the building and 45dBA to the rear.

5.6 The Council's Environmental Health Officer has assessed the proposals and confirmed that they are acceptable subject to the condition that the external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the lowest existing background noise level by at least 5dBA, or by 10dbA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

5.7 Although Camden's noise standards have recently been raised from 5/10 dBA to 10/15 dBA below background noise levels, the environmental health officer has confirmed that because there are no residential premises near the locality, noise effects are minimal and the current standards can be relaxed in this instance.

6 Basement

6.1 Policy A5 states that in determining applications for basements and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The Council will only permit basement development that does not cause harm to the built and natural environment and local amenity and does not result in flooding or ground instability. Developers are required to demonstrate with methodologies appropriate to the site that schemes maintain the structural stability of the building and neighbouring properties; avoid adversely affecting drainage and runoff or causing other damage to the water environment; and avoid cumulative impact upon structural stability or water environment in the local area.

6.2 More specifically, basement development should not comprise of more than one storey; should not be built under an existing basement; should not exceed 50% of each garden within the property; should be less than 1.5 times the footprint of the host building in area; should extend into the garden no further than 50% of the depth of the host building; and should be set back from neighbouring property boundaries where it extends beyond the footprint of the host building. Policy A5 recognises that exceptions may be made on large comprehensively planned sites.

6.3 The proposed basement development would be confined to the gap site, and would be beneath the footprint of the proposed annex building. It would measure 6.5m wide x 11.3m long, with a

maximum depth of 4.7m. Due to the sloping site, the basement excavations would be confined to beneath the main bulk of the proposed building, and not the rear closet wing extension.

6.4 The applicant has submitted a Basement Impact Assessment (BIA) which has been subject to independent verification by Campbell Reith in accordance with Policy A5 and CPG4. The BIA was prepared by Webb Yates Engineers Ltd with supporting documents prepared by BRD Environmental Ltd. The authors' qualifications are in accordance with CPG4 requirements.

6.5 Campbell Reith released their initial audit report and found that the following details were lacking:

- Information on underground infrastructure and an outline construction programme not presented.
- A temporary works sequence indicating propping was presented; however, ground movement assessment to be updated and mitigation considered.
- Monitoring during construction was not considered.
- Residual (after mitigation) impacts were not clearly identified.
- The BIA did not demonstrate that the structural stability of the building and neighbouring properties and infrastructure will be maintained.
- The BIA did not successfully demonstrate that the scheme will avoid cumulative impacts upon structural stability or the water environment in the local area.

6.6 Supplementary information was provided by Webb Yates Engineers on 22/11/2017 to address these issues. Campbell Reith issued their final audit on 28/11/2017 confirming that the additional information addressed the outstanding queries and that the development would be in accordance with Policy A5 and CPG4.

6.7 The construction methodology originally indicated that the basement was to be formed by a sheet piled retaining wall towards Torrington Square and underpinning along the other development boundaries. In order to mitigate vibration from installation of sheets piles, and due to ease of installation, the retaining wall was changed to a contiguous piled retaining wall, which will also allow groundwater flow between the piles.

6.8 Resin grouting was originally proposed to reduce groundwater flow and stabilise soils. Grouting is no longer proposed and, where required, local groundwater control techniques will be used during excavation.

6.9 A Ground Movement Assessment (GMA) has been undertaken. The predicted movements are broadly as expected for a development of this scale and depth, considering the construction methods. It is accepted that, in conjunction with monitoring strategy presented, damage to neighbouring structures can be limited to a maximum of Category 1 (Very Slight).

6.10 The proposed scheme will not increase the proportion of impermeable area given the existing site is currently covered in hardstanding. The Flood Risk Assessment has identified a surface water flood risk and proposes appropriate mitigation measures. The proposed development will not impact the wider hydrogeological environment.

6.11 As such, officers consider that based on the expert advice, the applicant has demonstrated that the proposal would accord with the requirements of policy A5 and associated CPG4. Should planning permission be granted, a condition will be imposed requiring the applicant to submit details of a qualified engineer to inspect, approve and monitor the construction works.

7 Trees and Landscaping

7.1 To the rear of the site there is a sycamore tree that is subject to a tree preservation order in the rear garden of 31 Torrington Square. Given the size and age of the tree is likely that there has been some degree of root encroachment on to the application site at the rear garden of no. 32 which means it could potentially be adversely affected by development depending on the proposed activity in the rear garden of no. 32.

7.2 An arboricultural impact assessment and tree protection plan has been submitted with the application. The proposals include the removal of 1 x Elder tree located in the rear garden of no.32. The tree is a category C tree, is not subject to a TPO, has limited visibility from the public realm, and is considered to contribute little to the character of the site or the wider conservation area. The landscaping proposals include the planting of a replacement tree and a variety of shrubs and plants which are considered to compensate for the loss of this Elder tree (T1).

7.3 The proposals include development within the root protection area of T2 (sycamore) and T3 (London plane), two large mature trees located off site. Temporary ground protection will ensure T2 and T3 are not adversely affected by soil compaction throughout development. Other than replacement steps from garden to ground level, no development is proposed within the rear garden. A proposed cycle store to the rear of no. 32 will require excavation which could adversely affect trees to be retained. However, no significant roots (those larger than 25mm in diameter in line with BS5837:2012) are proposed to be severed. The tree protection measures submitted are considered sufficient to demonstrate that the trees to be retained will be adequately protected throughout development in line with BS5837:2012.

7.4 The Council's Tree Officer has assessed the arboricultural report and confirmed the removal of the Elder tree is acceptable and the proposed development is unlikely to result in a harmful impact to the existing trees on site. If planning permission is granted, conditions will be imposed requiring full details of hard and soft landscaping to be submitted for approval (including any trees which die within 5 years to be replaced), and for the construction works to be implemented in accordance with the recommendations made in the tree protection plan.

8 Transport

Cycle parking

8.1 Policy T1 of the Local Plan requires developments to sufficiently provide for the needs of cyclists. The London Plan provides guidance on minimum cycle parking standards and these are outlined in Table 6.3 of the London Plan. This states that for universities and colleges, 1 long stay space is required per 4 staff, 1 long stay space is required per 20 full-time students and 1 short stay space is required per 7 full-time students.

8.2 As this is a research facility, it is not expected that students will study here and the cycle parking requirement will be for staff only with an expected 10 visitors a day. With 35 staff predicted to work in the building at any one time, the Council would require no less than 9 long stay spaces to be provided with no requirement for short stay spaces.

8.3 The proposals include provision for 12 long stay spaces, which would be located to the rear of the building, accessible via a step free route from Torrington Square. Planning permission would be

subject to the condition that 12 long stay parking spaces that meet CPG7 design guidance are installed prior to use, as shown on the approved drawings. The development would therefore comply with policy T1.

Management of Construction Impacts on the Public Highway in the local

8.4 The proposal would involve a significant amount of demolition and construction works. This will result in a high number of construction vehicle movements during the overall construction period. The proposed works could therefore have a significant impact on the operation of the public highway in the local area if not managed effectively. The Council's primary concern is public safety but we also need to ensure that construction traffic does not create (or add to existing) traffic congestion or impact on the road safety or amenity of other highway users. The proposal is also likely to lead to a variety of amenity issues for local people (e.g. noise, vibration, air quality).

8.5 A preliminary construction management plan (CMP) has been submitted in support of the planning application. This provides useful information to describe the proposed works and how they would be undertaken. It also describes how the impacts associated with the construction period would be mitigated. A more detailed CMP would be prepared once a Principal Contractor has been appointed.

8.6 If planning permission is granted, a CMP would be secured as a Section 106 planning obligation. This would provide a mechanism to manage/mitigate the impacts which the proposed development would have on the local area. The CMP would need to be approved by the Council prior to works commencing on site.

8.7 A financial contribution of £3,136 for CMP monitoring would also be secured as a section 106 planning obligation if planning permission is granted.

Highway and Public Realm Improvements directly adjacent to the site

8.8 As Torrington Square is privately owned, the Council would expect the developer to ensure that post construction, all footways and carriage ways are repaired and reinstated with no additional restriction to vehicle or pedestrian movement. These works must be done to a high standard, meeting Camden's street scape design guidance.

8.9 The Council would therefore not require a financial contribution for highway works as a section 106 planning obligation if planning permission is granted.

8.10 Subject to the above, the proposals are considered to be acceptable in transport terms, in accordance with policies T1, T2 and T4 of the Local Plan.

9 Sustainability

9.1 In line with policies CC1, CC2 and CC3 of the Camden Local Plan 2017, all developments in Camden are required to make the fullest contribution to the mitigation of and adaptation to climate change, to minimise carbon dioxide emissions and contribute to water conservation and sustainable urban drainage.

9.2 Policy CC2 requires applicants to submit an energy and sustainability statement where the development would result in excess of 500sqm of additional floorspace. As the floorspace uplift is just under 500sqm, it does not trigger this requirement; nevertheless, the applicant has submitted an

energy and sustainability statement by Twin and Earth Limited.

9.3 The proposal is considered to provide energy savings commensurate with the scale of the proposal, and thus adequately responds to the requirements of Policy CC2 by incorporating the following measures:

- The development incorporates low carbon technologies and building services, including LED lighting with occupancy sensors and controls, centralised gas boiler system and an air cooled chiller.
- The development will be future-proofed to enable connection to future decentralised energy networks. Centralised water based heating system is proposed for heating and hot water. The boiler room will be located at the front of the building, closest to pipework route. Gas boilers will be used in the meantime.
- Targeting BREEAM Excellent in new build areas and 'Very Good' in refurbished areas. Existing building is constrained due to listed status.
- Proposals to minimise overheating risk include high performance solar glazing (g value of 0.32-0.40 – very low); recessed windows with deep reveals in new building; internal blinds in existing building; minimising heat gains through efficient lighting and minimisation of pipe lengths; mechanical ventilation with heat recovery (MVHR).
- Green roof proposed on lower ground floor extensions and at roof level.

9.4 An energy efficiency and renewable energy plan and sustainability plan would be secured via s106 Legal Agreement, should planning permission be granted.

Air quality

9.5 As the site is not a Major development it is not required to complete an Air Quality Neutral Assessment; however, an air quality assessment by Waterman Infrastructure & Environment Limited has been submitted in support of the application.

9.6 The development would be car free and boilers would meet relevant emissions levels.

9.7 Construction related dust impacts are expected to be Low Risk. Routine mitigation only is therefore required. Some mitigation measures have been outlined in the report which will be required as part of the construction management plan secured by S106 legal agreement if planning permission is granted.

10 Refuse & Recycling

10.1 A waste management plan has been submitted setting out how the waste produced by the facility will be managed as part of Birkbeck's overall waste management approach. It includes details on how the waste is segregated, stored and collected by the waste disposal contractor.

10.2 Waste and recycling bins are available and accessible to occupants on every floor of the buildings. The bins will be emptied every morning. Waste bin bags will be then collected and taken to the waste compound (approximately 50m from the site) that serves all of Birkbeck University. 6 x 1100ltr euro bins (two general waste and four recycling) are then emptied six days a week ensuring waste storage capacity at all times.

10.3 The Council's Environmental Services Officer has assessed the plan and confirmed that the

commercial waste arrangement is well reviewed and appears to be in keeping with their Duty of Care responsibilities.

11 Access

11.1 The annex building would benefit from level access from Torrington Square, as well as step free access to the rear cycle store via the vehicular ramp. The annex building also includes an internal lift, so that all floors would be wheelchair accessible.

11.2 A unisex accessible WC has been provided at first floor level. Although it would be preferable to include this at ground floor level by the reception, this is considered acceptable given the otherwise high level of accessibility within the building and the existing site constraints (narrow floor plates).

11.3 The proposals are therefore considered to be in accordance with C6 (Access for all).

12.0 Designing out crime

12.1 In response to the comments received from the MET Police, the applicant has confirmed the following measures would be implemented as part of the proposed development:

- The specified glass in the main entrance would meet MET Police recommendations;
- FOB access to the site is proposed for staff; in addition, the doors to the stair core will also be FOB controlled;
- Two magnetic locks will be installed by the cycle entrance without hindering the use of this as a fire exit;
- The tunnel will be lit with adequate lighting;
- The existing internal window shutters are to be retained;
- The planters to the rear will be omitted to eliminate the risk of individuals climbing into the rear garden.

12.2 Given the height of the existing rear garden wall (4180mm), the location of the cycle storage is considered to be safe and secure with access being granted by key fob to the access ramp.

13.0 S106/CIL

13.1 The following obligations would be secured via S106 Legal Agreement:

- Construction Management Plan (to include mitigation measures outlined in air quality assessment)
- CMP monitoring fee of £3,136
- Energy efficiency and renewable energy plan
- Sustainability plan

CIL

13.2 This application is exempt from both the Mayoral and Camden CIL as the proposal includes a development that would be used wholly or mainly for the provisions of medical services and education in association with an institute of higher education.

14.0 Conclusion

14.1 The proposed development is considered to be an acceptable design which would preserve the character of the conservation area and the setting of the adjacent listed building. The works to no.32 would cause less than substantial harm which would be offset by the significant public benefit arising from the expansion of the existing research facility.

15.0 Recommendation

15.1 Grant planning permission subject to s106 legal agreement

15.2 Grant listed building consent.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 11th December 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'.

Turley
The Charlotte Building
17 Gresse Street
London
W1T 1QL

Application Ref: **2017/4300/P**

07 December 2017

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

**32 Torrington Square
London
WC1E 7JL**

Proposal:

DECISION
Restoration of 32 Torrington Square including internal changes together with erection of a 4-storey new annex building (plus basement) within the gap land to the north to accommodate a research facility (Toddler Lab) for Birkbeck, University of London (Class D1 Use).

Drawing Nos: 0001 rev P1, 0003 rev P1, 1001 rev P1, 1002 rev P1, 1003 rev P1, 1004 rev P1, 1005 rev P1, 1006 rev P1, 1007 rev P1, 1101 rev P1, 1102 rev P1, 1103 rev P1, 1105 rev P1, 1106 rev P1, 1107 rev P1, 1201 rev P2; 1202 rev P3, 1203 rev P3, 1204 rev P3, 1205 rev P3, 1206 rev P2; 2101 rev P3, 2102 rev P3, 3101 rev P3, 3102 rev P1, 3103 rev P1, 3104 rev P1, 3105 rev P4, 3106 rev P3.

Documents:

Cover letter dated 21/07/2017; Planning Statement dated July 2017; Stage 3 Landscape Design document Arboricultural Report ref: SA/1374/17 dated 07/11/2017; Environmental Noise Survey Report ref: 23591/ENS1 Rev2 dated 22/11/2017; Air Quality Assessment ref: WIE13133-100-R-1-2-1 dated June 2017; Historic Environment Desk-Based Assessment no.12926 rev1 dated June 2017; Basement Impact Assessment ref: J2889-S-RP-0009 rev 02; Basement Impact Assessment - Supplementary Information Ref: J2889-S-RP-0013 rev 00; Construction Management Plan dated July 2017; Design & Access Statement dated July 2017; Energy and Sustainability Statement dated July 2017; Heritage Statement dated July 2017; Transport Statement ref: 5663/001/R01A dated July 2017; Travel Plan ref: 5663/001/R02A dated July 2017; Management Plans and Operations document dated March 2017.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

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

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

0001 rev P1, 0003 rev P1, 1001 rev P1, 1002 rev P1, 1003 rev P1, 1004 rev P1, 1005 rev P1, 1006 rev P1, 1007 rev P1, 1101 rev P1, 1102 rev P1, 1103 rev P1, 1105 rev P1, 1106 rev P1, 1107 rev P1, 1201 rev P2; 1202 rev P3, 1203 rev P3, 1204 rev P3, 1205 rev P3, 1206 rev P2; 2101 rev P3, 2102 rev P3, 3101 rev P3, 3102 rev P1, 3103 rev P1, 3104 rev P1, 3105 rev P4, 3106 rev P3.

Documents: Cover letter dated 21/07/2017; Planning Statement dated July 2017; Stage 3 Landscape Design document Arboricultural Report ref: SA/1374/17 dated 07/11/2017; Environmental Noise Survey Report ref: 23591/ENS1 Rev2 dated 22/11/2017; Air Quality Assessment ref: WIE13133-100-R-1-2-1 dated June 2017; Historic Environment Desk-Based Assessment no.12926 rev1 dated June 2017; Basement Impact Assessment ref: J2889-S-RP-0009 rev 02; Basement Impact Assessment - Supplementary Information Ref: J2889-S-RP-0013 rev 00; Construction Management Plan dated July 2017; Design & Access Statement dated July 2017; Energy and Sustainability Statement dated July 2017; Heritage Statement dated July 2017; Transport Statement ref: 5663/001/R01A dated July 2017; Travel Plan ref: 5663/001/R02A dated July 2017; Management Plans and Operations document dated March 2017.

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

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the arboricultural report dated 07/11/2017 by Sylvan Arb Arboricultural and Woodland Management Consultants ref. SA/1374/17. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

- 5 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the Council. Such details shall include details of at least 1 no. replacement trees to be planted and maintained in accordance with BS8545:2014 and any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved. Any trees or areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the Council gives written consent to any variation.

Reason: To enable the Council to ensure a reasonable standard of amenity in the scheme in accordance with the requirements of policies D1 and A1 of the Camden Local Plan 2017.

- 6 Before the relevant part of the work is begun, 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:
- a) Details including elevations and sections at 1:10 of all windows (including jambs, head and cill), and external doors.

- b) Details including plan and elevation drawings at a scale of 1:10 of the first floor balcony railings and ground floor front boundary railings.
- c) Samples of all facing materials, which should be traditional materials matching the adjacent existing materials of the historic terrace, finished in colours to match.
- d) Details and sample of the brick colour, face, bond and mortar mix and colour.
- e) Section drawings at a scale of 1:10 through the stucco base including recessed banding to match the adjacent townhouse.
- f) Details, including plan, elevation and section drawings of all junctions including with the adjacent existing buildings and within the building envelope itself (i.e. eaves, junction of stucco upper ground floor and brick upper floors).
- g) Details of the roof/screen including material (which should be a natural slate to match that of the terrace in terms of colour, texture size and hanging spacing).
- h) Details of all rainwater goods (to be black-painted metal, ideally cast iron)
- i) Details, including plans and sections at a scale of 1:10 or 1:20 of all ground surface finishes including the entrance steps, showing materials, finish and profile.

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 8 Prior to commencement of the relevant part of the works, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:
 - a) a detailed scheme of maintenance
 - b) sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - c) full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 9 Cycle parking for 12 bicycles as shown on the approved drawings shall be provided in its entirety prior to the first occupation of the building, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 10 Prior to use of the development, details shall be submitted to and approved in writing by the Council, of the external noise level emitted from plant equipment and mitigation measures as appropriate. The measures shall ensure that the external noise level emitted from plant equipment will be lower than the lowest existing background noise level by at least 5dBA, by 10dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 11 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 12 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 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 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 G1, A1, CC1 and CC4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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.

Yours faithfully

Supporting Communities Directorate

Turley
The Charlotte Building
17 Gresse Street
London
W1T 1QL

Application Ref: **2017/5851/L**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 1017

7 December 2017

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
32 Torrington Square
London
WC1E 7JL

DECISION

Proposal:

Restoration of 32 Torrington Square including internal changes together with erection of a 4-storey new annex building (plus basement) within the gap land to the north to accommodate a research facility (Toddler Lab) for Birkbeck, University of London (Class D1 Use).

Drawing Nos: 0001 rev P1, 0003 rev P1, 1001 rev P1, 1002 rev P1, 1003 rev P1, 1004 rev P1, 1005 rev P1, 1006 rev P1, 1007 rev P1, 1101 rev P1, 1102 rev P1, 1103 rev P1, 1105 rev P1, 1106 rev P1, 1107 rev P1, 1201 rev P2; 1202 rev P3, 1203 rev P3, 1204 rev P3, 1205 rev P3, 1206 rev P2; 2101 rev P3, 2102 rev P3, 3101 rev P3, 3102 rev P1, 3103 rev P1, 3104 rev P1, 3105 rev P4, 3106 rev P3.

Documents: Cover letter dated 21/07/2017; Planning Statement dated July 2017; Historic Environment Desk-Based Assessment no.12926 rev1 dated June 2017; Design & Access Statement dated July 2017; Heritage Statement dated July 2017.

Executive Director Supporting Communities



The Council has considered your application and decided to grant 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

0001 rev P1, 0003 rev P1, 1001 rev P1, 1002 rev P1, 1003 rev P1, 1004 rev P1, 1005 rev P1, 1006 rev P1, 1007 rev P1, 1101 rev P1, 1102 rev P1, 1103 rev P1, 1105 rev P1, 1106 rev P1, 1107 rev P1, 1201 rev P2; 1202 rev P3, 1203 rev P3, 1204 rev P3, 1205 rev P3, 1206 rev P2; 2101 rev P3, 2102 rev P3, 3101 rev P3, 3102 rev P1, 3103 rev P1, 3104 rev P1, 3105 rev P4, 3106 rev P3.

Documents:

Cover letter dated 21/07/2017; Planning Statement dated July 2017; Historic Environment Desk-Based Assessment no.12926 rev1 dated June 2017; Design & Access Statement dated July 2017; Heritage Statement dated July 2017.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 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) Full structural engineer's report and drawings and methodologies covering all repairs of a structural nature to the front façade and in other affected areas.

b) Full structural engineer's report, drawings and methodologies for all new openings to be made in the external envelope, including in the flank wall to the new extension.

c) Method statements for all repairs to internal and external joinery and plasterwork

d) Method statements for any necessary damp-proofing work

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 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.
- 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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

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

DECISION