

Application ref: 2017/4300/P
Contact: Laura Hazelton
Tel: 020 7974 1017
Date: 20 March 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

camden.gov.uk

planning@camden.gov.uk

www.camden.gov.uk

Turley
The Charlotte Building
17 Gresse Street
London
W1T 1QL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

32 Torrington Square
London
WC1E 7JL

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; 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 following condition(s):

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 Before the relevant part of the works are begun, 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.

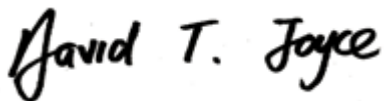
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for 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.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning