

Mr Rory McManus
Turley
The Charlotte Building
17 Gresse Street
London
W1T 1QL

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

20 March 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

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; Historic Environment Desk-Based Assessment no.12926 rev1 dated June 2017; Design & Access Statement dated July 2017; Heritage Statement dated July 2017.

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

Conditions And Reasons:



- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 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.

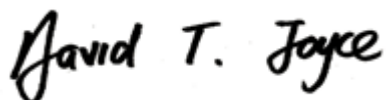
Informative(s):

- 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

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