

19 April 2019

Delivered via Planning Portal

F.A.O Laura Hazelton
Regeneration and Planning
London Borough of Camden
5 Pancras Square
London
N1C 4AG

Dear Laura,

32 TORRINGTON SQUARE, LONDON, WC1E 7JL
CONDITION DISCHARGE APPLICATION (REF: 2017/4300/P)

On behalf of our client, Birkbeck, University of London, please find enclosed an application to partially discharge Condition 6 of Planning Permission under LPA reference number 2017/4300/P (dated 20 March 2018) for the following proposed development:

'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).'

This submission includes a full package of detailed drawings as required by parts a) – i) of condition 6 as per below:

Condition 6 requires that:

'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.

Please find enclosed the following drawings submitted to discharge part a):

- BB029-BA-Z1-ZZ-DR-A-4101 P3 - Front Elevation Windows;
- BB029-BA-Z1-ZZ-DR-A-4104 P2 - Rear Elevation Window details;
- BB029-BA-Z1-ZZ-DR-A-4105 P3 - Rear Elevation Window details; and
- BB029-BA-Z1-03-DR-A-4106 P2 - Rear Elevation Window details.

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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.

Please find enclosed the following drawings submitted to discharge part b):

- BB029-BA-Z0-XX-DR-A-4100 P1 - Proposed Front Elevation Detail; and
- BB029-BA-Z1-ZZ-DR-A-4101 P3 - Front Elevation Windows.

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.

Details to be submitted separately

d) Details and sample of the brick colour, face, bond and mortar mix and colour.

Details to be submitted separately

e) Section drawings at a scale of 1:10 through the stucco base including recessed banding to match the adjacent townhouse.

Please find enclosed the following drawings submitted to discharge part e):

- BB029-BA-Z1-03-DR-A-4107 P2 - Entrance Door details; and
- BB029-BA-Z1-XX-DR-A-3118 P2 - Detail Sections _ SD 26.

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).

Please find enclosed the following drawings submitted to discharge part F):

- BB029-BA-Z1-XX-DR-A-3113 P3 - Details SD 35; and
- BB029-BA-Z1-XX-DR-A-3114 P3 - Details sections.

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).

Please find enclosed the following drawings submitted to discharge part g):

- BB029-BA-Z0-XX-DR-A-3106 P4 - Section FF;
- BB029-BA-Z1-XX-DR-A-3114 P3 - Details sections; and
- BB029-BA-Z1-XX-DR-A-3115 P3 - Details sections.

h) Details of all rainwater goods (to be black-painted metal, ideally cast iron)

Please find enclosed the following drawings submitted to discharge part h):

- BB029-BA-Z0-XX-DR-A-2101 P4 - Front Elevation;
- BB029-BA-Z0-XX-DR-A-2102 P4 - Rear Elevation; and
- BB029-BA-Z1-XX-DR-A-3113 P3 - Details Gutters.

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.

Please find enclosed the following drawings submitted to discharge part i):

- BB029-BA-Z0-XX-DR-A-0002 P2 - Proposed Site Plan;
- TS-WA-MP-GF-DR-L-001A - Masterplan Ground Level;
- TS-WA-MP-GF-DR-L-002A - Coloured ground floor masterplan;
- TS-WA-MP-GF-DR-L-004A - GA Plan;
- TS-WA-MP-GF-DR-L-005A - Hardworks Plan;
- TS-WA-DT-GF-DR-L-001A - Details;
- TS-WA-DT-GF-DR-L-002A – Details; and
- TS-WA-DT-GF-DR-L-003A – Details.

Submission

I hereby provide the following as part of the application:

- Application Form; and
- Site Plan, prepared by Bisset Adams Architects together with the above listed drawings also by Bisset Adams Architects.

A payment for the requisite planning application fee of £116.00 has been made via the Planning Portal.

I trust that the above is in order and look forward to receiving validation of the application. Should you require any further information please do not hesitate to contact me or Rory McManus at this office.

Yours faithfully,



Rachel Hearn

Planner

rachel.hearn@turley.co.uk

Encl.