

Application ref: 2019/2243/P
Contact: Laura Hazelton
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Date: 13 August 2019

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Turley
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:

**32 Torrington Square
London
WC1E 7JL**

Proposal: Details of windows and external doors, balcony and boundary railings, stucco banding, building junctions, roof/screen, rainwater goods and ground surface finishes as required by condition 6 (parts a, b, e, f, g, h, i) of planning permission ref: 2017/4300/P granted 20/03/2018 for the 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: 001 rev 0, 0002 rev P2, 2101 rev P3, 2102 rev P4, 3106 rev P4, 3113 rev P3, 3114 rev P3, 3115 rev P3, 3118 rev P2, 4100 rev P1, TS-WA-DT-GF-DR-L-001 rev A, TS-WA-DT-GF-DR-L-001.1 rev A, TS-WA-DT-GF-DR-L-001.2 rev A, TS-WA-MP-GF-DR-L-001, TS-WA-MP-GF-DR-L-002, TS-WA-MP-GF-DR-L-004 rev A, TS-WA-MP-GF-DR-L-005 rev A, BB029-BA-Z1-03-DR-A-4107 rev P2, BB029-BA-Z1-03-DR-A-4106 rev P2, BB029-BA-Z1-ZZ-D R-A-4105 rev P3, BB029-BA-Z1-ZZ-D R-A-4104 rev P2, BB029-BA-Z1-ZZ-D R-A-4101 rev P3, Window film 200 Micron Clear specifications, Alumasc Heritage rainwater pipes manufacturer specifications, 4 x sash window detailed drawings prepared by Sash Windows received by LPA 06/08/2019.

Informative(s):

1 Reason for granting permission-

Detailed drawings have been submitted of the proposed windows and doors, balconies, roof screen and ground surface finishes. Although the proposed windows would be sealed shut due to the building's use as a laboratory, they would appear as traditional box sash windows to match the design and appearance of the neighbouring listed building no.32. The ground floor railings were revised at Officers' request to match the neighbouring building, whilst the first floor railings would be more contemporary in appearance, although of a similar form. This would differentiate the building as a new addition, whilst the ground floor railings would contribute to the historic streetscape at this level. The ground materials would be in keeping with the existing streetscape and the proposed rainwater goods would be black painted metal to replicate cast iron which is considered acceptable. The proposed roof material would be Welsh slate, as per the Conservation Officer's request.

Detailed drawings have been submitted to show the junction between the new building and adjacent listed building which are considered acceptable and would preserve the setting and significance of Grade II listed no.32.

Overall, the submitted details are considered sufficient to discharge condition 6 (parts a, b, e, f, g, h, and i) and would ensure the development would be of a high standard of design and would preserve the setting of the adjacent listed building and the character of the conservation area in accordance with the requirements of policies D1 and D2 of the Camden Local Plan 2017.

The details have been reviewed by the Council's Conservation Officer who has confirmed they are acceptable following revisions to the ground floor railings and rear rainwater goods.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity.

2 You are reminded that condition 8 (green roof details) of planning permission ref 2017/4300/P dated 20/03/2018 is outstanding and requires details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer