
From: Singh, Jeetender [REDACTED]
Sent: 23 December 2020 10:45
To: Dempsey, Matthew
Subject: 1- 19 Torrington Place - 2020/4786/P
Attachments: IMG_4557.jpg; Proposed Front Elevation - A1.pdf; Proposed GF Plan - A1.pdf

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

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Hi Matthew,

Thanks for your e-mail.

I have checked the Planning Portal link as per the hyper link you sent and also read the comments on the Portal as listed also below.

There are a number of points I would like to raise which I have itemised under each of the reasons for objection below:

(1) A photo of the East entrance that UCL wish to alter, (2) A photo of the West entrance that could be used instead, (3) A map showing the location of both entrances

Using the West entrance is not an option, the ramp on that side has a load limit capacity (there is a basement to the underside) and therefore access to West side can only be made for motor vehicles such as cars and vans. Demountable bollards are installed at the front of the West access route to prevent large vehicles trying to drive onto the limited load capacity ramp.

The dustbin lorry can only access the site at the East vehicle entrance. Please also note there are general vehicle width restrictions at the rear of the site due to the Energy Centre, which mainly affects large vehicle access near the rear of the West exit approach.

The reason for my objection is that the East entrance which UCL wish to alter is on a party wall with the flats at Gordon Mansions. This entrance already causes daily annoyance to residents often at unsocial hours. There is structure-borne noise from the existing very noisy shutter and from vehicles rumbling through it. And there is airborne noise from the engines of waiting vehicles and people talking and smoking outside the entrance.

As part of the design to minimise noise, a speed curtain and Not a metal roller shutter is to be installed. The speed curtain will be similar to the one fitted at the West access approach; the main fixings will be to the underside of the first floor beam and then fitted to self-supported stanchions. A cover/fascia plate will be installed between the gap of the stanchion and party wall.

Furthermore, please refer to the attached photo; the site already has a drop down barrier to create a vehicle holding area as such. Regarding airborne sound/noise pollution, at present there is a security guard stationary on site within the vehicle holding area who questions drivers on entry to the site.

As per the comments of the Met Police the proposal will create a more secure area for the site; preventing anti-social behaviour, vandalism etc.

Please note that the existing main shutters along the front elevation will be opened in the morning around 7:00 and then will be closed at 17:30, so vehicular access will only be between the building opening times.

We welcome the Met Police's comments and will work in consultation with them. There will be no space for any person to crawl under the proposed gate or adjoining new partitioning.

Should you wish to discuss the above further, please do contact me.

Many Thanks

Jeetender

From: Dempsey, Matthew <Matthew.Dempsey@Camden.gov.uk>

Sent: 11 December 2020 11:12

To: Singh, Jeetender [REDACTED]

Subject: RE: 1- 19 Torrington Place - 2020/4786/P

Dear Jeetender,

RE: 1- 19 Torrington Place - 2020/4786/P

Thanks for your e-mail, apologies for the delay to get back to you. I can confirm there have been a couple of comments, including one objection & comments from the Met Police. Please may I ask if you have any response to these?

Please see our website here for all comments logged to date:

<https://planningrecords.camden.gov.uk/Northgate/PlanningExplorer/GeneralSearch.aspx>

Also to note, I have also received a couple of phone calls suggesting that more objections may be forthcoming, however these have not materialised. Nevertheless, I would be grateful if you would review the comment from the local resident copied below (their photos also attached):

<copied text>:

I am writing, as a resident of Gordon Mansions, to object to the above Planning Application. I do not live next door to the entrance for which the changes are proposed but I am aware of the problems it causes already, which these changes will only make worse.

I have included three attachments which I hope will make clearer what I want to say:

(1) A photo of the East entrance that UCL wish to alter, (2) A photo of the West entrance that could be used instead, (3) A map showing the location of both entrances

The reason for my objection is that the East entrance which UCL wish to alter is on a party wall with the flats at Gordon Mansions. This entrance already causes daily annoyance to residents often at unsocial hours. There is structure-borne noise from the existing very noisy shutter and from vehicles rumbling through it.

And there is airborne noise from the engines of waiting vehicles and people talking and smoking outside the entrance.

The alterations proposed for this East entrance will increase structure-borne noise from additional moving parts, ie the second shutter and the enclosed new holding area for traffic. And it seems likely that beeps and loud voices on intercoms and mobile phones will be added to the general restlessness just outside these flats, as there will be no security person at the new entrance and admission will be done remotely. There may also be an issue of air pollution from the holding area which could affect both vehicle drivers and the flats if movement through this area is not rapid.

It is disappointing that UCL have not even considered this rare opportunity to make things better for their residential neighbours. For example they could have considered using their West entrance next door to Costa (see map in 3rd attachment).

The out of date 'location plan' submitted with this application does not show the West entrance as part of 1-19 Torrington Place. However, the West entrance does lead into the yard behind 1-19 Torrington Place. And UCL do own the adjoining property 188 Tottenham Court Road. And on UCL's campus map both properties are shown as one property known as 1-19 Torrington Place. So I don't think they can argue that they have no jurisdiction over the West entrance. The West entrance is narrower than the East entrance but this would not appear to be a problem as the East entrance for vehicles would be narrowed anyway under these proposals. There would not be room for secure pedestrian access at the West entrance but pedestrian access is in any case being divorced from vehicular access by the proposals and so this too would not seem to be a problem.

If the West entrance is not found suitable to be the new security entrance for vehicles, then I believe UCL should be called to account by Camden Planners (1) to explain the reasons why the West entrance is not suitable and (2) to demonstrate how they will mitigate the impact of the East entrance upon Gordon Mansions residents so as to make things better not worse for them under these proposals.

<end of copied text>

Also, please see comments from the Met Police:

<copied text>:

"Thank you for allowing me to comment on planning application 2020/4786/P which relates to the creation of secure pedestrian access with reconfiguration of vehicular access and associated works to 1-19 Torrington Place, WC1.

I have reviewed the submitted plans and have no objections to the proposal.

This area has had no physical security in place for a number of years and this has allowed access to the rear car park and made the rear of the building vulnerable to attack. The installation will protect this private area and prevent crime and anti-social behaviour from occurring.

Any 'push to release' buttons (if not controlled by security staff) should be positioned far enough away from the public side of the pedestrian gate to reduce the risk of it being reached or protected with a shroud to prevent it being activated. If pedestrian and vehicle gates will be the height of the undercroft itself then there should be no climbing risk, but this should be taken into consideration. Also any changes in levels must not allow for a person to crawl under the proposed security.

If the applicant wishes any further help or advice then I will be happy to be contacted."

<end of copied text>

Should you have any queries, please contact me?

Kind regards,
Matthew

Matthew Dempsey
Planning Technician

Telephone: 0207 974 3862



The majority of Council staff are now working at home through remote, secure access to our systems.

Where possible please now communicate with us by telephone or email. We have limited staff in our offices to deal with post, but as most staff are homeworking due to the current situation with COVID-19, electronic communications will mean we can respond quickly.

From: Singh, Jeetender [REDACTED]
Sent: 07 December 2020 14:50
To: Dempsey, Matthew <Matthew.Dempsey@Camden.gov.uk>
Subject: RE: 1- 19 Torrington Place - 2020/4786/P

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Hi Matthew,

No problem, but thanks for letting me know.

How are things looking at the moment, are you on track to have a decision by the due date?

I am just hoping this application has been a straight forward process.

Thanks

Jeetender

From: Dempsey, Matthew <Matthew.Dempsey@Camden.gov.uk>
Sent: 26 November 2020 18:52
To: Singh, Jeetender [REDACTED]
Subject: RE: 1- 19 Torrington Place - 2020/4786/P

Hi Jeetender,

Sorry to take so long to come back again, but I can confirm the decision is technically due by 11/12/2020.

I would add we are experiencing large volumes of work at the moment and unfortunately most decisions are being issued a bit late. I will try to deal with this asap, but I'm afraid it may be slightly after the due date. I will keep you informed about this in due course.

Kind regards,
Matthew

Matthew Dempsey
Planning Technician

Telephone: 0207 974 3862



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From: Singh, Jeetender [REDACTED]
Sent: 13 November 2020 10:11
To: Dempsey, Matthew <Matthew.Dempsey@Camden.gov.uk>
Subject: FW: 1- 19 Torrington Place - 2020/4786/P

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Hi Mathew,

Thank you for the acknowledgement, for any future e-mails please correspond to this e-mail.

Can you please advise of an estimated timescale?

Many Thanks

Jeetender Singh
Building Surveyor
Engineering, Maintenance and Infrastructure (EM&I)
University College London (UCL) 3rd Floor Bidborough House, 38-50 Bidborough Street, London WC1H 9BT

From: Jatsy singh [REDACTED]
Sent: 13 November 2020 08:51
To: Singh, Jeetender [REDACTED]
Subject: Fwd: 1- 19 Torrington Place - 2020/4786/P

----- Forwarded message -----

From: Dempsey, Matthew <Matthew.Dempsey@camden.gov.uk>
Date: Thu, 12 Nov 2020 at 19:20
Subject: 1- 19 Torrington Place - 2020/4786/P
[REDACTED]

Dear Jeetender,

Thank you for your planning application for proposed works ref: **2020/4786/P**

[1-19 Torrington Place](#)

[London](#)

[WC1E 7HB](#)

"Creation of secure pedestrian access with reconfiguration of vehicular access and associated works."

I have registered the application and begun consultation, I will be in touch following this. Should you have any queries, please let me know? Thank you.

Kind regards,

Matthew

Matthew Dempsey
Planning Technician
Supporting Communities
London Borough of Camden

Telephone: 0207 974 3862

Web: camden.gov.uk

[5 Pancras Square](#)

[London N1C 4AG](#)

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