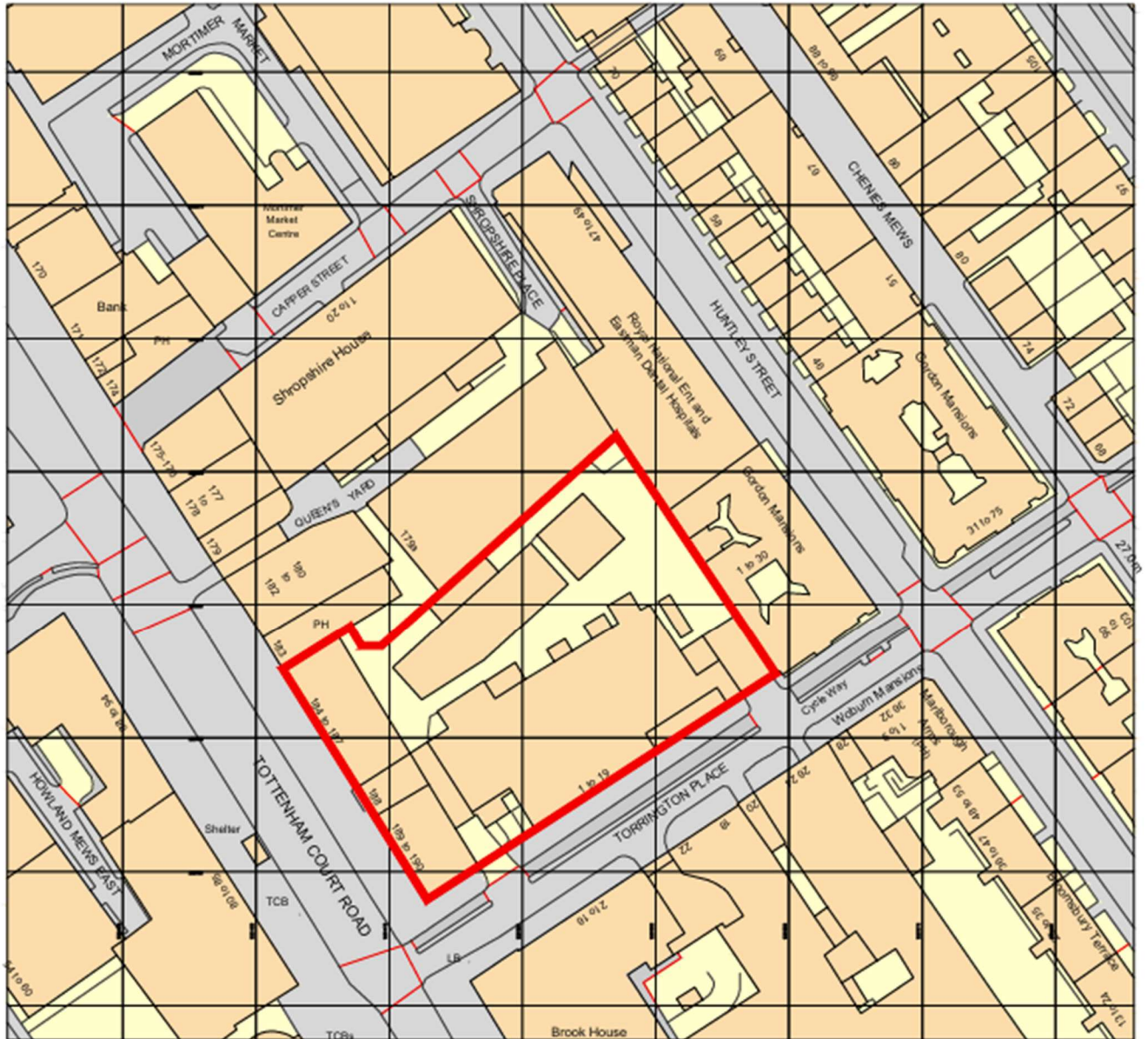


## 2026/3130/P 1-19 Torrington Place Site Location Plan



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Figure 1: Existing north elevation

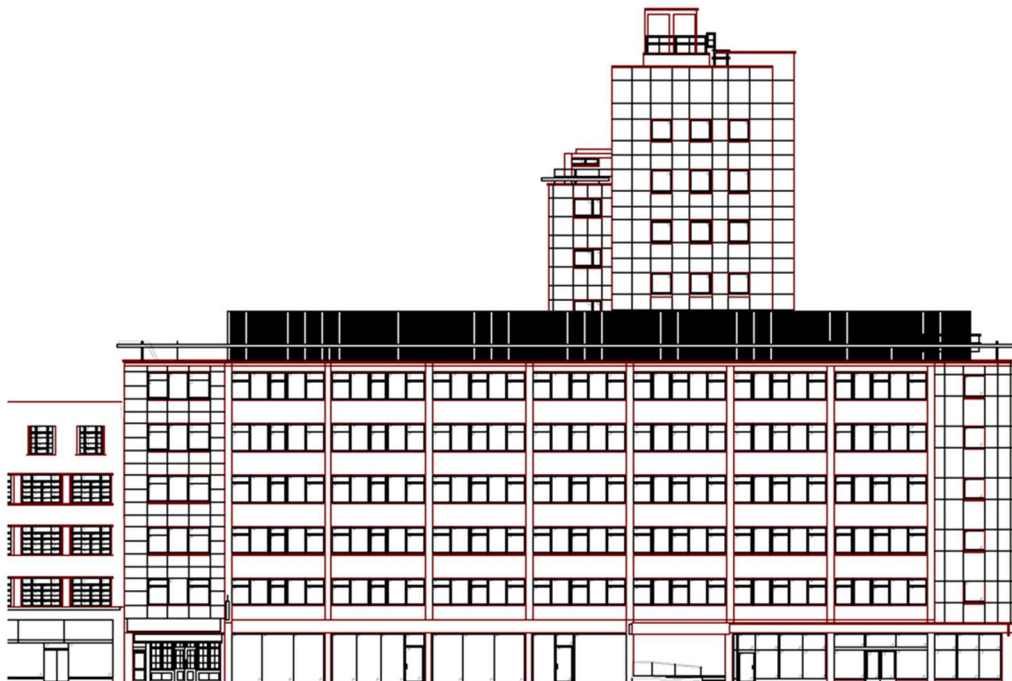


Figure 2: Existing West elevation

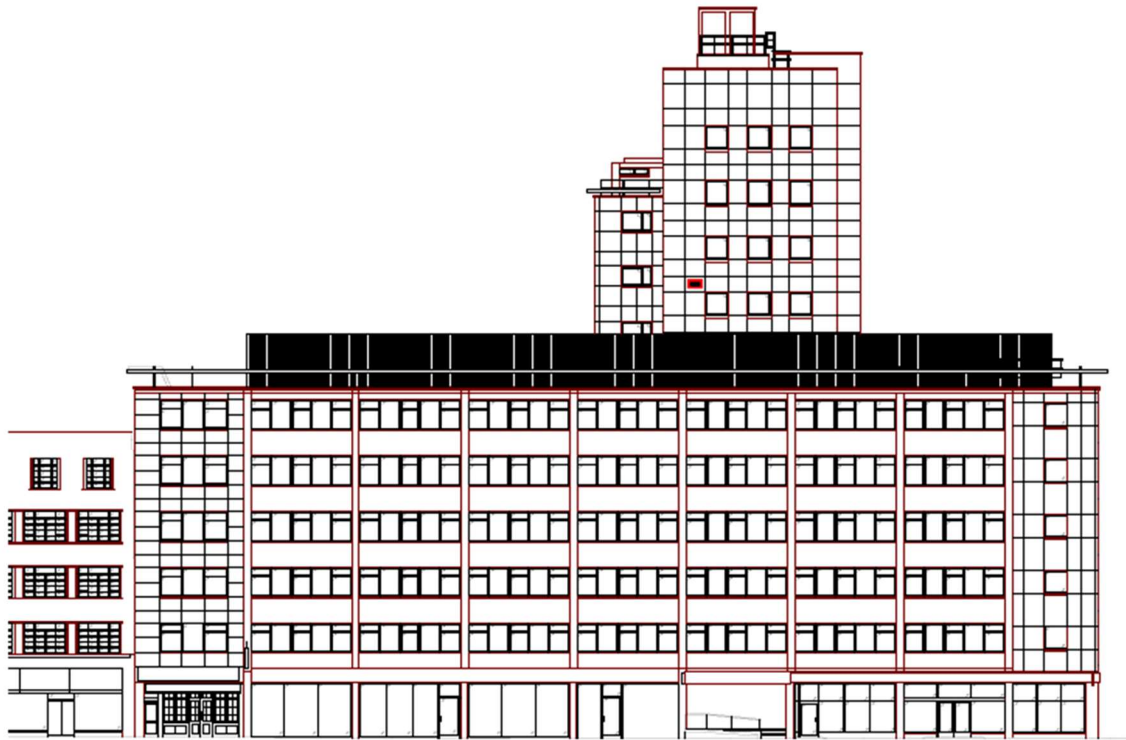


Figure 3: Proposed West Elevation



Figure 4: Proposed north elevation





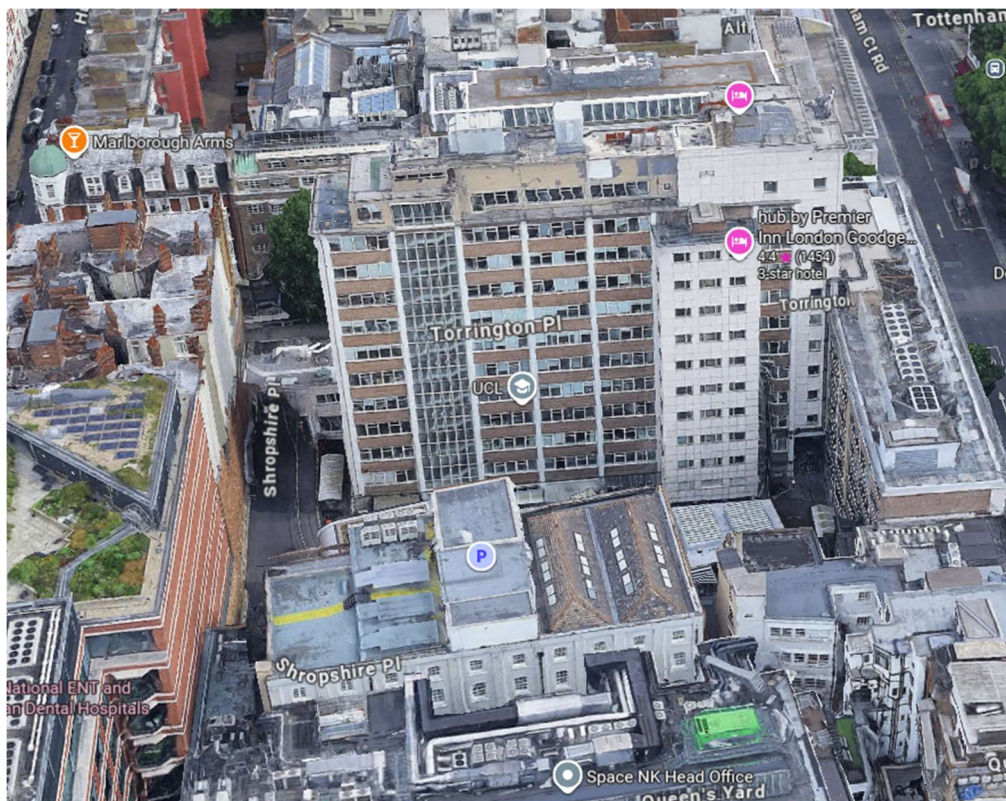


Figure 9: Aerial Photograph (North elevation)

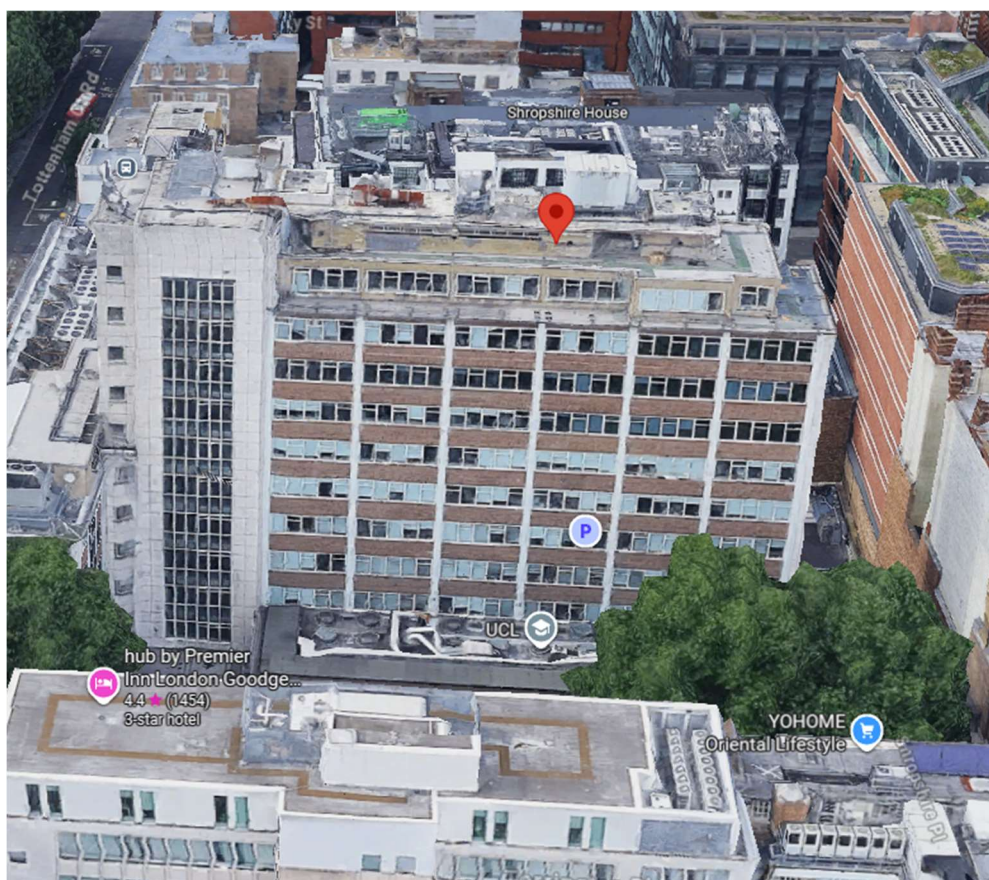


Figure 10: Aerial Photograph

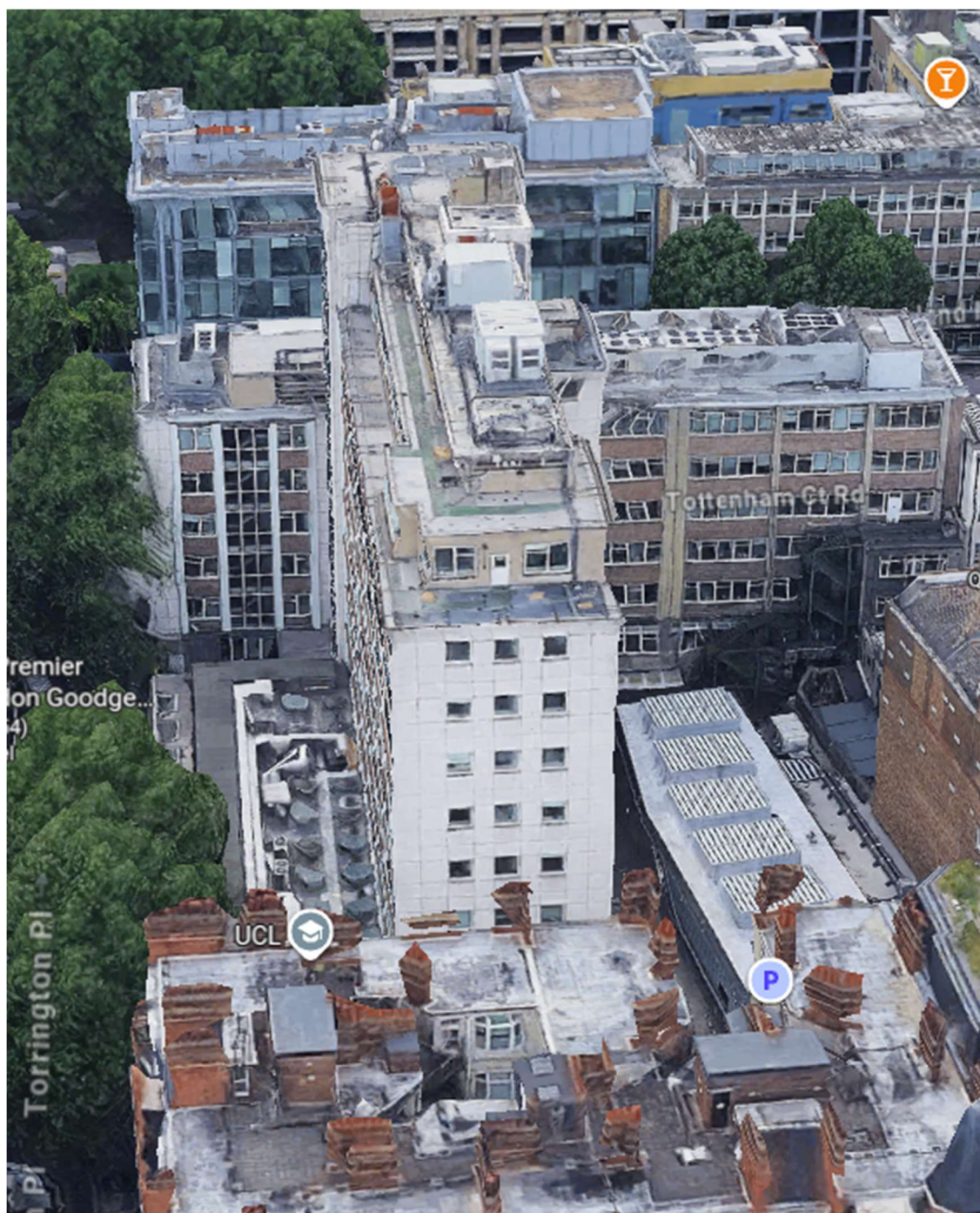


Figure 11: Aerial photograph (West elevation)

|                                                                                                                                                                |                     |                                       |                                |                           |            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|---------------------------------------|--------------------------------|---------------------------|------------|
| <b>Delegated Report</b><br><b>(Members Briefing)</b>                                                                                                           |                     | Analysis sheet                        |                                | Expiry Date:              | 18/09/2026 |
|                                                                                                                                                                |                     | N/A / attached                        |                                | Consultation Expiry Date: | 30/08/2026 |
| Officer                                                                                                                                                        |                     |                                       | Application Number(s)          |                           |            |
| Henry Yeung                                                                                                                                                    |                     |                                       | 2026/3130/P                    |                           |            |
| Application Address                                                                                                                                            |                     |                                       | Drawing Numbers                |                           |            |
| 1-19 Torrington Place<br>London<br>WC1E 7HB                                                                                                                    |                     |                                       | Refer to Draft Decision Notice |                           |            |
| PO 3/4                                                                                                                                                         | Area Team Signature | C&UD                                  | Authorised Officer Signature   |                           |            |
|                                                                                                                                                                |                     |                                       |                                |                           |            |
| <b>Proposal(s)</b><br><br>Removal of existing fenestration and its replacement with four louvres on the north elevation and two louvres on the west elevation. |                     |                                       |                                |                           |            |
| <b>Recommendation(s):</b>                                                                                                                                      |                     | Grant conditional planning permission |                                |                           |            |
| Application Type:                                                                                                                                              |                     | Full Planning Permission              |                                |                           |            |

|                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |    |                  |    |                   |    |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|------------------|----|-------------------|----|
| Conditions or Reasons for Refusal:    | Refer to Draft Decision Notice                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |    |                  |    |                   |    |
| Informatives:                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |    |                  |    |                   |    |
| Consultations                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |    |                  |    |                   |    |
| Adjoining Occupiers:                  | No. notified                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 00 | No. of responses | 01 | No. of objections | 01 |
|                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |    | No. Electronic   | 01 |                   |    |
| Summary of consultation responses:    | Site notices were displayed on 31/07/2026 and expired on 24/08/2026.<br>A press notice was published on 06/08/2026 and expired on 30/08/2026.<br><br>No comment was received during the public consultation period.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |    |                  |    |                   |    |
| Bloomsbury CAAC                       | BCAAC has no comment to make on the proposal to remove the fenestration and replacement with louvres.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |    |                  |    |                   |    |
| Gordon Mansions Residents Association | <p>Gordon Mansions Residents Association has submitted an objection regarding to the development.</p> <ul style="list-style-type: none"><li>Concern that noise from the proposed ventilation louvres could adversely affect residential amenity at Gordon Mansions, particularly bedrooms overlooking UCL’s rear yard.</li><li>Concern that the Noise Impact Assessment does not adequately assess all relevant residential receptors or quieter night-time/weekend conditions.</li><li>The Noise Impact Assessment contains alleged inaccuracies regarding site boundaries, monitoring locations and references to Shropshire Place, raising concerns about the reliability of the assessment.</li><li>Concern regarding noise from the proposed MVHR intake/exhaust louvres and potential noise reflection towards nearby flats.</li><li>Request for the Noise Impact Assessment to be corrected and re-issued, with confirmation that its conclusions remain valid.</li></ul> <p><i>Officer response</i></p> <p><i>The proposed ventilation system would connect to the proposed supply and extract louvres incorporated into the external elevations. Given the nature of the works, the potential acoustic impacts on nearby residential properties have been considered.</i></p> <p><i>A Noise Impact Assessment has been submitted in support of the application, assessing the proposed ventilation arrangements against the existing background noise environment and the Council's relevant noise standards. This includes consideration of nearby noise-sensitive receptors.</i></p> <p><i>Ramboll has provided a response to the concerns raised by the Gordon Mansions Residents Association regarding the Noise Impact Assessment (NIA). Ramboll confirms that the noise assessment was undertaken using a three-dimensional Cadna/A model which included the surrounding building façades, relevant plant and ventilation louvres, and the rear-facing windows of Gordon Mansions as noise-sensitive receptors. Ramboll acknowledges that the UCL yard entrance was incorrectly labelled as “Shropshire Place” and clarifies that the boundary shown in the NIA was an approximate assessment boundary rather than the formal planning application boundary; however, these matters do not alter the noise modelling undertaken. The noise monitoring was undertaken in accordance with BS 4142:2014+A1:2019 and is considered representative of background noise conditions at Gordon Mansions, including its relatively sheltered location. The</i></p> |    |                  |    |                   |    |

|  |                                                                                                                                                                                                                                                                                                                                     |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><i>modelling also takes account of sound reflections and noise attenuation from duct silencers. Ramboll advises that noise from the east elevation MVHR ventilation grille alone would be approximately 21 dB LAeq,T at the nearest windows of Gordon Mansions, significantly below the existing background sound level.</i></p> |
|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

|  |                                                                                                                                                                                                                  |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p><i>The Noise Impact Assessment has been reviewed by the Council's Environmental Health Officer, who has raised no objection and confirmed that the proposed development is acceptable in noise terms.</i></p> |
|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Site Description

The application relates to 1–19 Torrington Place, a large educational building forming part of University College London's Bloomsbury estate. The building comprises three interconnected blocks of varying heights, extending up to 10 storeys and fronting Torrington Place and Tottenham Court Road.

The application building is not listed but is located within the Bloomsbury Conservation Area. The Grade II\* listed Heal's Building is located nearby on Tottenham Court Road.

## Relevant History

**2026/0719/P** – Installation of 2 condenser units on the Level 6 roof, partial replacement of two windows at Level 7 on the east elevation, and associated works. **Granted 02/03/2026.**

**2024/4960/P** – Replacement of air handling unit, installation of 6 condenser units, and associated works at Level 12. **Granted 12/11/2024.**

**2024/3390/P** – Installation of 3 condenser units within a louvred enclosure on the Level 6 roof. **Granted 14/08/2024.**

**2024/3389/P** – Installation of a condenser unit within a louvred enclosure on the Level 2 roof and associated works. **Granted 14/08/2024.**

**2022/3535/P** – Temporary change of use for a period of up to 10 years for flexible office use (Class E(g)(i)) and education use (Class F1(a)), excluding the retail and other commercial units on the Tottenham Court Road frontage, the data centre and UKPN substation. **Granted subject to a Section 106 legal agreement 19/08/2022.**

**2017/1326/P** – Various external alterations to the university building, including alterations to entrances and replacement of a number of ground and lower-ground-floor windows on the rear and side elevations with louvred panels, metal doors or opaque materials. **Granted 21/03/2017.**

Of particular relevance to the current proposal are permissions 2026/0719/P and 2017/1326/P, which included the replacement or alteration of existing windows with louvred panels as part of ventilation and building servicing works. The more recent permissions under references 2024/3389/P, 2024/3390/P and 2024/4960/P also demonstrate the established presence of mechanical plant and associated ventilation infrastructure at various levels of the building.

## Relevant policies

### National Planning Policy Framework (2026)

### The London Plan (2021)

### Camden Local Plan (2017)

- Policy A1 – Managing the Impact of Development
- Policy A3 – Biodiversity
- Policy A4 – Noise and Vibration
- Policy C2 – Community facilities
- Policy D1 – Design
- Policy D2 – Heritage

### Camden Planning Guidance (CPG)

- Design

- Amenity
- Energy Efficiency and Adaptation

Bloomsbury Conservation Area Appraisal and Management Strategy (2011)

## **Draft Camden Local Plan**

The Council has published the Draft Camden Local Plan (incorporating Site Allocations), which is currently progressing through the statutory plan-making process. The emerging Local Plan is a material consideration in the determination of planning applications, although it carries limited weight at this stage. The weight to be afforded to the emerging policies will increase as the Plan progresses towards adoption.

## **Assessment**

### **1. Proposal**

- 1.1. Planning permission is sought for external alterations associated with the internal refurbishment of Level 7 of 1–19 Torrington Place. The proposal comprises the replacement of three existing casement windows on the north elevation with aluminium-framed louvred panels and the installation of high-level ventilation openings on the west elevation.
- 1.2. The Level 7 works form part of a phased refurbishment of the building, with Levels 8, 9 and 10 having already been refurbished. The internal works themselves do not require planning permission; however, external alterations are required to improve ventilation and environmental control within the refurbished accommodation.
- 1.3. The proposed louvres would be connected via ductwork to mechanical ventilation plant, including outdoor units located at Level 6 roof level. The relevant plant serving the Level 7 accommodation was previously granted planning permission under application ref. 2026/0719/P. No additional external mechanical plant is therefore proposed as part of the current application. The Noise Impact Assessment submitted with this application considers the revised specification of the previously approved plant and its associated ducting to the proposed Level 7 ventilation louvres. This relationship is particularly relevant to the assessment of potential noise impacts arising from the proposed development.
- 1.4. The refurbished Level 7 would provide departmental collaborative and agile workspace for UCL staff, including open-plan workstations, enclosed offices, meeting rooms, flexible collaborative areas, breakout spaces, a tea point and refurbished WC facilities.
- 1.5. The principal planning considerations are:
  - Design and Heritage
  - Neighbouring Amenity
  - Educational Use
  - Biodiversity

### **2. Design and Heritage**

- 2.1. Policies D1 (Design) and D2 (Heritage) of the Camden Local Plan seek high-quality design which responds positively to the local context and preserves or enhances designated heritage assets. Similar objectives are reflected within the London Plan and the National Planning Policy Framework.
- 2.2. The application relates to 1–19 Torrington Place, a large building forming part of University College London's Bloomsbury estate. The building comprises three

interconnected blocks of varying heights, extending up to 10 storeys and fronting Torrington Place to the south and Tottenham Court Road to the west.

- 2.3.** The application building is not listed but is located within the Bloomsbury Conservation Area, close to its western boundary along Tottenham Court Road. On the opposite side of Torrington Place is the Grade II\* listed former Heal and Son Limited department store and warehouse. The external alterations have therefore been considered in the context of the character and appearance of the conservation area and the setting and significance of surrounding heritage assets.
- 2.4.** The applicant has advised that informal pre-application consultation was undertaken with the Council prior to submission of the application.
- 2.5.** The proposed louvred panels on the north elevation are required to provide supply and extract ventilation to the refurbished Level 7 accommodation. They would replace three existing casement windows and would be contained within the existing window openings. The replacement frames would have finishes, profiles and cills to match the existing windows, allowing the alterations to integrate appropriately with the existing fenestration.
- 2.6.** The north elevation does not form one of the building's principal street-facing elevations. Given the limited extent of the alterations, their location at Level 7 and their integration within existing window openings, the proposed louvres would appear as discreet additions and would not materially alter the overall architectural character or appearance of the building.
- 2.7.** The proposed ventilation openings on the west elevation would similarly be modest in scale and positioned at high level. The applicant advises that these would be substantially screened from ground-level views along Tottenham Court Road by the existing plant located on the Level 6 roof. Having regard to their scale, position and the existing servicing infrastructure at the building, the alterations would have limited visibility from the surrounding public realm.
- 2.8.** The planning history demonstrates that a number of external alterations associated with ventilation and mechanical plant have previously been accepted at the site. Planning permission 2026/0719/P granted the installation of two condenser units on the Level 6 roof and the partial replacement of two windows at Level 7 on the east elevation. Permissions 2024/4960/P, 2024/3390/P and 2024/3389/P also granted condenser units and associated plant at various levels of the building.
- 2.9.** Of particular relevance is permission 2017/1326/P, which included the replacement of a number of ground and lower-ground-floor windows on the rear and side elevations with louvred panels, metal doors or opaque materials. Whilst each application must be assessed on its own merits, the planning history demonstrates that comparable interventions associated with ventilation and servicing requirements have previously been accommodated within the building without unacceptable design or heritage impacts.
- 2.10.** Overall, the proposed alterations would be modest in scale and appropriately integrated into the existing building. The works would preserve the character and appearance of the Bloomsbury Conservation Area and, given their limited scale, upper-floor location and discreet appearance, would not harm the setting or significance of nearby listed buildings, including the Grade II\* listed former Heal and Son Limited department store and warehouse.

### **3. Neighbouring Amenity**

- 3.1.** Policies A1 and A4 of the Camden Local Plan seek to protect the quality of life of occupiers and neighbours by ensuring that development does not result in unacceptable impacts from noise, vibration or other disturbance.

- 3.2.** The proposed ventilation works are required because the existing building services and natural ventilation provided through opening windows are insufficient to adequately serve parts of the refurbished Level 7 accommodation. The applicant advises that the existing base-build system does not have sufficient capacity to support the required occupancy levels or increased operational demands without significant alterations to the building's infrastructure.
- 3.3.** The enhanced ventilation system would therefore connect to the proposed supply and extract louvres incorporated into the external elevations. Given the nature of the proposed works, both the visual and acoustic impacts of these alterations have been considered.
- 3.4.** A Noise Impact Assessment has been submitted in support of the application, which assesses the potential noise impacts associated with the proposed ventilation arrangements against the existing background noise environment and the Council's relevant noise standards.
- 3.5.** The submitted Noise Impact Assessment has been reviewed by the Council's Environmental Health Officer, who has raised no objection and confirmed that the proposed development is acceptable in noise terms.
- 3.6.** Environmental Health is therefore satisfied with the submitted acoustic assessment and technical information and raises no objection to the proposal, subject to the recommended noise mitigation measures being secured..
- 3.7.** The proposal is therefore considered to preserve the amenity of neighbouring occupiers and accords with Policies A1 and A4 of the Camden Local Plan (2017).

#### **4. Educational Use**

- 4.1.** Policy C2 of the Camden Local Plan seeks to protect and support the provision of community facilities and services, including educational facilities, and supports investment in facilities that meet the needs of their users.
- 4.2.** The proposed works form part of UCL's phased refurbishment of 1–19 Torrington Place, with Levels 8, 9 and 10 having already been refurbished. The Level 7 refurbishment would provide improved departmental workspace for UCL staff, including a range of individual and collaborative working environments.
- 4.3.** The refurbishment is intended to provide accessible and comfortable working environments capable of accommodating a range of individual and collaborative activities. The proposed external alterations are necessary to support the ventilation and environmental control requirements of these refurbished spaces.
- 4.4.** The proposal seeks to make use of the building's existing services infrastructure wherever practicable. However, due to the limitations of the existing ventilation arrangements, additional supply and extract ventilation is required to ensure that the refurbished accommodation can operate effectively.
- 4.5.** There would be no material change to the established use of the premises arising from the proposal. The works would instead facilitate the continued improvement and effective operation of existing accommodation within UCL's Bloomsbury estate and support investment in an established educational institution.
- 4.6.** The proposal is therefore considered to accord with the objectives of Policy C2 of the Camden Local Plan (2017).

#### **5. Biodiversity**

- 5.1.** Biodiversity Net Gain (BNG) was introduced on 12<sup>th</sup> February 2024 and makes a statutory requirement for all development to provide a net increase of 10% for

biodiversity, unless it meets the criteria for exemption. As the development does not impact 25sqm of on-site habitat or 5m of on-site linear habitats the proposal is exempt for BNG requirements. Informatives are attached to the decision notice to further explain the requirements of BNG.

## **6. Conclusion**

- 6.1.** The works would support the continued refurbishment and effective operation of UCL's existing facilities and would not result in any material change to the established use of the building.
- 6.2.** Overall, the proposed development is considered to accord with Policies A1, A4, C2, D1 and D2 of the Camden Local Plan (2017), the London Plan (2021) and the National Planning Policy Framework (2026).

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 28<sup>th</sup> September 2026, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2026/3130/P  
Contact: Henry Yeung  
Tel: 020 7974 3127  
Email: [Henry.Yeung@camden.gov.uk](mailto:Henry.Yeung@camden.gov.uk)  
Date: 16 September 2026

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Newmark  
One Fitzroy, 6 Mortimer Street  
London  
W1T 3JJ

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**1-19 Torrington Place**  
**London**  
**WC1E 7HB**

Proposal:

# DECISION

Removal of existing fenestration and its replacement with four louvres on the north elevation and two louvres on the west elevation.

Drawing Nos: Design & Access Statement; NOISE IMPACT ASSESSMENT; 250145-PUR-XX-XX-DR-A-0211; 250145-PUR-XX-XX-DR-A-0212; 250145-PUR-XX-XX-DR-A-0112; Covering Letter; 250145-PUR-01-07-DR-A-9001; 250145-PUR-XX-07-DR-A-0207; 250145-PUR-XX-07-DR-A-0107; 250145-PUR-XX-XX-DR-A-0001; 250145-PUR-XX-XX-DR-A-0002; 250145-PUR-XX-XX-DR-A-0113

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design & Access Statement; NOISE IMPACT ASSESSMENT; 250145-PUR-XX-XX-DR-A-0211; 250145-PUR-XX-XX-DR-A-0212; 250145-PUR-XX-XX-DR-A-0112; Covering Letter; 250145-PUR-01-07-DR-A-9001; 250145-PUR-XX-07-DR-A-0207; 250145-PUR-XX-07-DR-A-0107; 250145-PUR-XX-XX-DR-A-0001; 250145-PUR-XX-XX-DR-A-0002; 250145-PUR-XX-XX-DR-A-0113

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The external noise level emitted from plant, machinery or equipment at the development with specified noise mitigation hereby approved shall be lower than the typical existing background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with machinery operating at maximum capacity and thereafter be permanently retained.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017

Informative(s):

- 1 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 2 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.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including (but not limited to) 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, [Building.Control@camden.gov.uk](mailto:Building.Control@camden.gov.uk) (tel: 020-7974 4444).
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 Biodiversity Net Gain (BNG) Informative (1/3):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold

- 6 Biodiversity Net Gain (BNG) Informative (2/3):  
+ Summary of transitional arrangements and exemptions for biodiversity gain condition  
The following are provided for information and may not apply to this permission:
  1. The planning application was made before 12 February 2024.
  2. The planning permission is retrospective.

3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.

4. The permission is exempt because of one or more of the reasons below:

- It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
- It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
- The application is a Householder Application.
- It is for development of a "Biodiversity Gain Site".
- It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
- It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

7 Biodiversity Net Gain (BNG) Informative (3/3):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

+ The effect of section 73(2D) of the Town & Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

+ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Chief Planning Officer

**DRAFT**

**DECISION**