

Planning and Communications Department

Old Town Hall  
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London WC1V 7BG  
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B Schlaffenberg Dr Arch (Rome) Dip TP FRTP1  
Director of Planning and Communications

Item No.21

Date **12 JAN 1978**

**Messrs. Lister Dren & Associates,  
Springfield House,  
23 Gatlands Drive,  
Weybridge,  
Surrey.**

Your reference **EP/17/128/1770/10/131**

Our reference **029/115/6/A/18307**

Telephone inquiries to: **Mr. Newby**

Ext. **42**

Dear Sir(s) or Madam,

**Town and Country Planning Act 1971  
Listed Building Consent (Conditional)**

The Council, in pursuance of its powers under the above-mentioned Act and the Regulations made thereunder, hereby grants consent for the execution of works referred to in the under-mentioned Schedule, subject to the conditions set out therein.

Your attention is drawn:-

- (a) to the Statement of Applicant's Rights set out overleaf;
- (b) to the provisions of the London Building Act, 1930/39 and the bye-laws in force thereunder which must be complied with to the satisfaction of the District Surveyor whose address may be obtained from this office.

The consent is given subject also to due compliance with the Town and Country Planning Act, any local Acts, regulations, building bye-laws and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be a consent by the Council thereunder. It does not modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either this land or any other land or the rights of any persons (including the London Borough of Camden) entitled to the benefit thereof or holding an interest in the property concerned in this development or in any adjoining property.

**SCHEDULE**

Date of application: **13th September 1974**

Plans submitted: ..... Reg. No: **19441(B)** Your No: **1-4 and Survey Drawings**

Development: **at 12-22 Theobalds Road, London WC1  
Demolition of single storey office building at the rear of the terrace,  
erection of new four storey office building at the rear with one single  
storey and one three storey link to existing terrace and the renovation  
of existing terrace.**

All correspondence to be addressed  
to the Director of Planning and  
Communications.

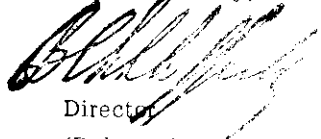
P.T.O.

Conditions:

**See Attached**

Reasons for Conditions:

Yours faithfully,



Director

(Duly authorised by  
the Council to sign  
this Document)

**Statement of Applicant's Rights Arising from Granting of Permission Subject to Conditions**

1. If the applicant is aggrieved by the decision of the local planning authority to grant consent subject to conditions, he may, by notice served within six months of receipt of this notice, appeal to the Secretary of State, Department of the Environment, Whitehall, London, SW1, in accordance with paragraph 8 of Schedule 11 to the Town and Country Planning Act 1971. The Secretary of State has power to allow a longer period for the giving of a notice of appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local planning authority in regard to the proposed works are in progress.
2. If listed building consent is granted subject to conditions whether by the local planning authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the Council of the County Borough, County District or London Borough in which the land is situated (or, where appropriate, on the Common Council of the City of London) a listed building purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Section 190 of the Town and Country Planning Act 1971.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 172 of the Town and Country Planning Act 1971.

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**Conditions:**

1. That detailed drawings in respect of the following shall be submitted to and approved by the local planning authority in conjunction with officers of the Historic Buildings Division of the GLC prior to the commencement of the relevant parts of the work:-

- (i) New staircase within no. 14
- (ii) Arched opening between the ground floor front room and entrance hall of no. 16, such as to retain existing cornice over.
- (iii) Opening between front and rear first floor rooms of no. 12
- (iv) New sash windows to front and rear elevations of terrace and link wings, which shall be wood framed double-hung sliding sashes.
- (v) New door openings in the following positions:-

**Ground Floor**

Between rear rooms of Nos. 20 and 22

Between staircase enclosure of No. 18 and front room of No. 16

**First Floor**

Between front rooms of nos. 12 and 14

**Second Floor**

Between staircase enclosures of nos 20 and 22 and VCs adjoining.

2. That the repositioned doors to the first floor front rooms of 18 and 22 shall re-use the existing six-panelled doors and architraves to these rooms.

3. That samples of facing materials to be used in the new office buildings, the links, and adjoining staircase bay to no. 14, and in the case of brickwork this shall be a sample panel to show face-band and pointing, shall be provided and approved by the local planning authority in conjunction with officers of the GLC's Historic Buildings Division before work commences.

4. That the pair of decorated lead cisterns at the rear of numbers 18 and 20 shall be retained in the new courtyard.

5. That all new work and work of making good shall be carried out so as to match the existing original work as closely as possible as regards materials and detailed execution.

**Reasons for Conditions:**

To safeguard the appearance of the premises and the character of the immediate area.

**Informative:**

It is understood that consent is not sought for the removal of any chimney pieces or other features other than those specifically indicated on the approved plans, and no such consent is implied by this permission.