

Mr Raymond Baum  
Tripos Architects  
Latymer  
The Dell  
Kingsclere  
Newbury  
RG20 5NL

Application Ref: **2016/3278/L**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

11 December 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**22 Theobald's Road**  
**London**  
**WC1X 8PF**

Proposal:  
Internal alterations to GII listed building associated with its sub-division into 2 x studios and 1 x 3 bedroom maisonette.

Drawing Nos: (Prefix: 8392.) 0, 2, 3, 4, 5, 7, 8, 9A, 10; (Prefix: 1701-) 000, 001, 002, 003, 010, 011, 012, 013, 014, 020, 021, 022, 023, 024, 030, 031, 032, 033, 100, 101, 102, 103, 110, 111, 112, 113, 114, 120, 121, 122, 123, 124, 130, 131, 132, 133 (all dated 06.03.17).

Supporting documents: Methods Statement for removal of internal partitions (1632.602); Heritage Impact Schedule (1632 601); Photographic Schedule (1632.603); Heritage Statement (dated June 2016); Design and Access Statement (dated April 2016).

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:



- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 2 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 The works hereby approved are only those specifically indicated on the drawings/documents referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 4 Detailed drawings, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Details of service runs for the new bathroom/kitchen, demonstrating the relationship of new pipework with the structure of the building.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Following the unauthorised subdivision of the property to form HMO units internal partitions, stair casing and alterations had been made to the detriment of the property's historical significance. The proposed works would involve the removal of modern internal partitions and insensitive alterations at all floors as well as the restoration of historic plan form and features in accordance with a heritage and methods statement. These works as well as the proposed internal configuration have been developed following discussions with the Council's Conservation Officers in order to ensure the most sensitive approach. Notwithstanding this, in order to ensure that the rerouting of services to the repositioned kitchens do not

unduly interfere with the original fabric of the property, a condition is recommended for the submission of a Services layout scheme for further assessment.

Overall the proposed works are considered to result in highly positive impacts to the significance of the building; recovering the original plan form layout of the principle rooms as well as repairing and revealing original features of particular merit (e.g. wall panelling, chimney breasts, stair way, joinery and plasterwork).

Subject to the recommended conditions, the proposal is overall considered suitably sensitive to both the character and fabric of the property and would preserve the special architectural and historic interest of the building. Special regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with policies D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

## 2 PLANNING ENFORCEMENT:

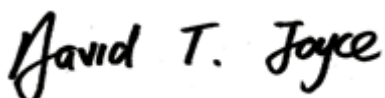
Attention should be drawn to the fact that the property remains subject to enforcement investigation regarding non-permitted alterations made to the listed building. The applicant should be advised that the Council will be likely to take formal action against these non-permitted alterations should the hereby approved development not commence or the property be reverted to its former state within a reasonable timeframe (i.e. 6 months).

- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce  
Director of Regeneration and Planning

