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Your Ref: PP-07173503  
Our Ref: 13139



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Dear Sir or Madam

**22 TOWER STREET & 2 TOWER COURT, LONDON WC2H 9NS  
TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990**

DWD are instructed by the owners of the buildings at 22 Tower Street & 2 Tower Court, London WC2H 9NS ("**Property**") to submit an application for planning and Listed building consent to the London Borough of Camden ("**Council**") for the "*internal soft strip-out of the building in advance of refurbishment*" (the "**Proposed Development**").

The application documents comprise:

- Application form;
- CIL form;
- Site location plan (ref: 18010\_S.01); and
- Soft strip out plans.

**Requirement for Listed Building Consent**

The Property is a grade II Listed building having been constructed in approximately 1847 as a board school. The Property was converted into an office use in the late 1980's and has remained as an office ever since; the building at 2 Tower Court was used in an ancillary to the office. The new owners are intending to occupy the Property for use as their head office.

The 1980's office fit-out was approved as part of a series of applications for planning and Listed building consents approved in the late 80's and early 90's and this application seeks to remove these fit-out works to expose the original fabric of the building. Once completed the applicant will be able to record accurate measurements of the building to inform their own fit-out and proposed works in an application that will follow in due course following pre-application consultation with the Council (submitted 26/07/2018).

**Partners**

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## Planning History

The proposed strip-out works will only affect modern additions to the Property which were granted under the following applications for planning and Listed building consent:

Ref	Description	Year Approved
<b>22 Tower Street</b>		
8800001	Excavation of basement under the replacement conservatory approved under LBC ref: 8800456 and internal alterations. The internal alterations are not clear from the approved plans but appear to be limited to a number of new partition walls.	1988
8970114	Variations to the drawings approved under LBC ref: 8800001 for the removal of the original second floor and insertion of a new floor. The application also shows some of the existing walls as being removed in part or whole, mostly in the basement, and insertion of the central lift shaft.	1989
<b>2 Tower Court</b>		
<i>No relevant planning history for internal alterations.</i>		

An application approved under reference 2014/3425/P for the “Change of use and conversion from offices (B1) to 22 residential units (C3) comprising 3 x studio units, 12 x one-bed units, 5 x two-bed units and 2 x three-bed unit including removal of exiting orangery and replacement with new two storey structure” (the “**Residential Development**”) approved the principle of the strip out of the existing building. The Heritage Impact Assessment prepared by Purcell dated August 2014 submitted in support of the Residential Development includes floorplans on pages 31 to 38 that are annotated to indicate the original fabric of the building whereby, the parts that were altered in the 1980’s and late 20th Century insertions.

The Proposed Development does not involve any structural demolition work, damage or alternation to the original fabric of the building. The submitted demolition drawings indicate the parts of the Property that will be removed hatched in red; these same parts are annotated as late 20<sup>th</sup> Century additions in the aforementioned Heritage Impact Assessment.

## Heritage Impact

The Proposed Development will therefore not impact any heritage features at the Property, in contrast, the Proposed Development is to expose the surviving heritage features to inform the design of the forthcoming development for internal fit-out and alternations in connection with the use of the property as the applicant’s head office.

Yours faithfully



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