

Date
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Planning Department
Camden Council
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London
N1C 4AG

By Portal

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Dear Sir / Madam

Town and Country Planning Act 1990 (as amended)
Application for Listed Building Consent
22 Theobald's Road, London WC1X 8PF

Daniel Watney LLP is instructed on behalf of Fernglen Properties Ltd (Fernglen) to submit an application for Listed Building Consent at no. 22 Theobald's Road for the following:

'Internal and external refurbishment of the Listed Building associated with the creation of two one-bedroom flats and one three-bedroom maisonette'.

This application includes:

- Application form;
- Site Location Plan at a scale of 1:1250;
- Existing, approved and proposed drawings prepared by Stephen Levrant Heritage Architecture Ltd including a schedule of works;
- Heritage, Design and Access Statement, prepared by Stephen Levrant Heritage Architecture Ltd; and

An S73 application to vary Planning Permission ref. 2016/2284/P for the same proposal has been submitted in parallel. These submissions have been preceded by supportive pre-application advice from officers (John Diver and Colette Hatton) and the content also reflects the advice received.

1. Background and Summary Case

Fernglen has recently acquired the grade II listed 22 Theobald's Road. It has also acquired the wider terrace from 12 to 22, which is now under single ownership for the first time. Fernglen has been working with officers since the acquisition, in exploring the sensitive refurbishment of all of these properties as they have been the subject of unsympathetic and in some cases, unauthorised alteration and use in the past.

Planning Permission and Listed Building Consent were granted in 2017 for the renovation of the ground and upper floors of no. 22 to form three self-contained flats, in the form of two studios and one three-bedroom maisonette. This application proposes alterations to the conversion to provide two one-bedroom flats on the ground and first floors, rather than studios, and one three-bedroom maisonette above. There will also be amendments to the layout of the approved three-bed maisonette. An application to vary Planning Permission ref. 2016/2284/P has been submitted in parallel.

The amended conversion will be less intrusive to the Listed Building. The 2017 scheme proposed the installation of permanent, fixed bathroom facilities in to the entirety of one room on both the ground and first floors and the combination of sleeping, cooking and living facilities in to the second room to create studios. This application proposes the combination of the bathroom and kitchen facilities in to high-quality free-standing units within the living space, allowing for separate bedrooms and therefore creating two one-bedroom units over those floors. Unlike the approved scheme, this arrangement will be fully reversible within the rooms which are of principal heritage significance within the building.

The reconfiguration including the use of the free-standing units will also result in flats sufficiently commercially attractive/ viable to deliver the significant heritage benefit associated the building's overall renovation.

It is also proposed to sensitively refurbish the exterior of the property, which did not form part of the 2017 scheme and will deliver additional heritage benefit.

Further detail is provided on the application submission below:

2. Site Description

22 Theobald's Road is situated to the northern side of Theobald's Road, opposite Grays Inn Gardens. The area has a mixed -use character, including both offices and residential accommodation. Figure 1 below shows an aerial view of the site, whilst Figure 2 highlights its extent.



Figure 1: Aerial View

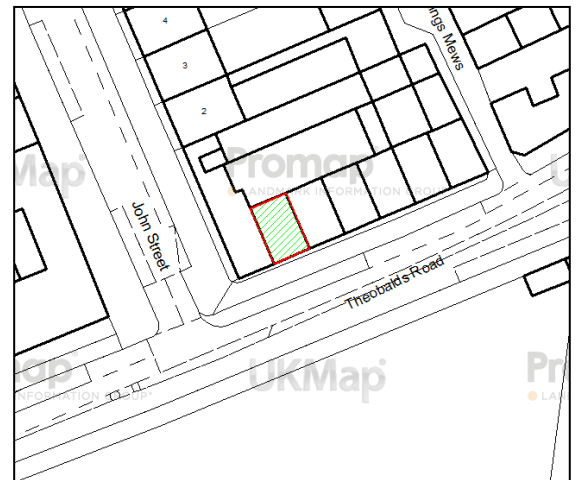


Figure 2: Site Extent

22 Theobald's Road comprises a grade II listed, former townhouse originally built c.1750. It was the subject of significant alteration and partitioning by a previous owner, leading to a very confused internal layout. Numerous bedrooms were created and apartments merged in association with what appears to have been a form of HMO use which does not comply with modern housing regulations. Externally the front façade is tired.

3. Planning History

Planning Permission and Listed Building Consent were granted in December 2017 (Ref: 2016/2284/P and 2016/3278/L) for the '*Subdivision of existing building (C3) to form 3x self-contained flats (2 x studio and 1 x 3b6p maisonette). No external alterations.*' The scheme was approved on grounds including significant heritage benefit through the removal of the non-original partitions and features which had led to a loss of plan form, as well as the general refurbishment works to bring the property back to its former glory.

4. Proposal

This application proposes adjustment to the approved scheme, replacing the approved studios with two one- bedroom flats and amending the layout of the three-bedroom maisonette.

The design changes are extensively described within the accompanying drawings and the Heritage, Design and Access Statement. In short, the primary change is that the bathroom and kitchen facilities will be combined in to free-standing units within the ground and first floor living spaces to allow for separate bedrooms and therefore, create two one-bedroom flats over those floors. The 2017 scheme proposed the installation of permanent, fixed bathroom facilities in to the entirety of one room on both floors and the combination of sleeping, cooking and living facilities in to the second room to create studios.

It is also proposed to clean and repair the external elevations; repaint the front door and window frames and spandrels; and restore the front porch. These works were not included in the 2017 scheme and will therefore provide further heritage benefit.

5. Planning Policy Context

This proposal for 22 Theobald's Road should be considered in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the Development Plan comprises the Minor Alterations to the London Plan adopted in March 2016 and the adopted Camden Local Plan approved in July 2017. Material considerations include a number of the Council's Supplementary Planning Documents (SPDs), the emerging policies of the New London Plan and the recently approved revised National Planning Policy Framework (NPPF).

The planning policy context is interlinked with a statutory requirement for local authorities to consider the desirability of preserving features of special architectural or historic interest when considering applications for Listed Building Consent.

Designations

The Council's adopted Policies Map shows that the property is located within the Central London Area, the Bloomsbury Conservation Area; and a Designated View – Lateral Assessment Area. The relevance of these designations and key planning policies are referred to below.

6. Planning Assessment

Section 16 of the NPPF seeks to conserve and enhance the historic environment and paragraph 193 states that great weight should be given to an asset's conservation. London Plan Policy 7.8 includes that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Policy D2 (Heritage) of Camden's Local Plan includes that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. Part j of Policy D2 includes that the Council will resist proposals for alterations to a listed building where this would cause harm to the special architectural and historic interest of the building.

The amended conversion of the property to include two one-bedroom units at ground and first floor levels, rather than studios, as the primary change, will be less intrusive to the Listed Building. Their bathroom and kitchen facilities will be combined within high-quality freestanding units within the living space, rather than being permanent fixtures. Unlike the approved scheme, this arrangement will be fully reversible within the rooms which are of principal heritage significance within the building. The reconfiguration will also result in flats sufficiently commercially attractive/ viable to deliver the significant heritage benefit associated the building's overall renovation.

Furthermore, the external works proposed to the Theobald's Road elevation will provide further heritage benefit both to the Listed Building and to the character and appearance of the Bloomsbury Conservation Area which was not included in the 2017 approval.

7. Conclusion

The proposed adjustments to the approved scheme will be less intrusive to the Listed Building and will result in flats sufficiently commercially attractive/ viable to deliver the significant heritage benefit associated the building's overall renovation. There will be even greater heritage benefit through external works of refurbishment as well as internal which were not included in the 2017 scheme.

We trust that the enclosed documents allow the application to be validated, however should you require further information then please do not hesitate to contact us.

Yours faithfully,

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