

Application ref: 2018/5945/L
Contact: John Diver
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Date: 6 March 2019

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Daniel Watney Llp
165 Fleet Street
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EC4A 2DW

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

12 - 18 Theobald's Road
London
WC1X 8PL

Proposal:

Repair to the building's facades, leveling and landscaping of the courtyard, replacement plant and enclosure atop existing single storey rear extension (No12), removal of contemporary internal partitions, internal refurbishment and restoration of internal and external historical features.

Drawing Nos: (Prefix: 017-TWA-XX-) 01-DR-AX-01014, 02-DR-AX-01016, 03-DR-AX-01018, B1-DR-AX-01010, B1-DR-AX-11030, B1-DR-AX-11031, GF-DR-AX-01012, GF-DR-AX-11032; (Prefix: 017-TWA-XX-XX-): DR-AR-07001 (rev A), DR-AR-07010, DR-AR-07011 (rev A), DR-AR-17010, DR-AX-00001, DR-AX-00002, DR-AX-01019; (Prefix: 017-TWA-Z1-) 01-DR-AX-11016 (rev A), 02-DR-AX-11019, 03-DR-AX-11021, GF-DR-AX-11013; (Prefix: 017-TWA-Z2-) 01-DR-AX-11017, 02-DR-AX-11020, 03-DR-AX-11022, B1-DR-AX-11011, GF-DR-AX-11014.

Supporting: Noise Impact Assessment Report prepared by KP Acoustics (ref. 18197.PCR.01 Rev.A) dated Jan 2019; Covering Letter prepared by Daniel Watney (dated Oct 2018); Design and Access Statement prepared by Thirdway Architecture (dated Oct 2018); Photographic survey/schedule of works prepared by Thirdway Architecture; Heritage Statement prepared by Stephen Levrant Heritage Architecture Ltd; Opening up works report prepared by Thirdway Architecture.

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 comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: (Prefix: 017-TWA-XX-) 01-DR-AX-01014, 02-DR-AX-01016, 03-DR-AX-01018, B1-DR-AX-01010, B1-DR-AX-11030, B1-DR-AX-11031, GF-DR-AX-01012, GF-DR-AX-11032; (Prefix: 017-TWA-XX-XX-): DR-AR-07001 (rev A), DR-AR-07010, DR-AR-07011 (rev A), DR-AR-17010, DR-AX-00001, DR-AX-00002, DR-AX-01019; (Prefix: 017-TWA-Z1-) 01-DR-AX-11016 (rev A), 02-DR-AX-11019, 03-DR-AX-11021, GF-DR-AX-11013; (Prefix: 017-TWA-Z2-) 01-DR-AX-11017, 02-DR-AX-11020, 03-DR-AX-11022, B1-DR-AX-11011, GF-DR-AX-11014.

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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 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 condition 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.

- 4 Detailed drawings, or samples of materials as appropriate, 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) Typical plan, elevation and section drawings, at a scale of 1:10, of secondary glazing to external windows;

b) Typical elevation and section drawings of new doors to front vault at a scale

of 1:10;

c) Samples and/or manufacturer's details of new tiles to rear courtyard (to be provided and retained on site during the course of the works);

d) Samples and/or manufacturer's details of new CCTV units to replace existing;

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.

- 5 No cleaning of external brickwork other than a gentle surface clean using a nebulous water spray is authorised by this consent without prior approval of details. Should further cleaning methods be sought, details a cleaning methods statement and evidence of the undertaking of trials shall be submitted to and approved in writing by the local planning authority, before the work is begun. The work shall be carried out in accordance with such approved trials and methods statement.

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.

Informative(s):

- 1 Reason for granting consent (delegated):

No. 12 Theobalds Road is a Grade II listed building that forms the end of a terrace constructed in the early part of the 19th century. No 14 -18 Theobalds Road are Grade II listed buildings that form part of a terrace constructed in 1750. The buildings are set over four floors with a basement and are constructed from multi-coloured stock bricks. Originally built for residential purposes, the buildings have been converted to office use and have endured some insensitive alterations internally such as opening up works across the party walls.

The proposals are to upgrade all four buildings as they have been neglected since the last refurbishment works that took place in 1989. As a result of these former works, much of the internal fabric was lost, though the buildings still retain some features as well as the majority of their original plan form. The proposed scheme has been worked up with heavy involvement from the Council's conservation offices following pre-application advice. The proposals have consequently been informed by a robust assessment of the significance of both assets as set out within the heritage statement, as well as, evidence of selective opening up works as requested during pre-app discussions. These have demonstrated that the works proposed would remain sensitive to all retained historic fabric.

The alterations proposed are largely sympathetic to the historic buildings and would result in the restoration of original features and the removal of unsightly

modern interventions. The works would significantly improve the quality of internal spaces and would help to preserve the longevity of the assets by securing a viable use. However, in order to ensure that the architectural significance of the buildings are preserved, a condition is recommended for details of elements where full details have not been previously provided. Furthermore, whilst cleaning to brickwork is proposed, officers note that such works could lead to a loss of patina which in itself is of significance to the historic significance of the properties. As such, a condition is recommended to restrict cleaning to non-abrasive, water based methods only unless otherwise agreed in writing.

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 policy 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 2019.

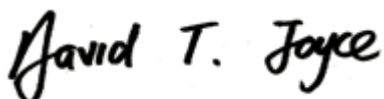
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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