

Application ref: 2018/5565/L
Contact: John Diver
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Date: 26 March 2019

Development Management
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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:

20 Theobald's Road
London
WC1X 8PF

Proposal: Reconfiguration of layout to create 3 no 1-bedroom self-contained flats at lower, ground and 1st floor levels and a 3-bedroom self-contained maisonette at 2nd and 3rd floor level and associated internal and external repairs/refurbishments.

Drawing Nos: (Prefix: N2420) 000, 100, 101, 102, 103; 290, 300, 301, 302, 303 (all dated 10/18). (Prefix: N2422) 201, 202, 204, 206, 207, 208, 209 (dated 07/18).

Supporting documents: Heritage and DAS Statement prepared by Stephen Levrant Heritage Architecture Ltd (Oct 2018); Covering Letter prepared by Daniel Watney (dated Oct 2018)

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: N2420) 000, 100, 101, 102, 103; 290, 300, 301, 302, 303 (all dated 10/18). (Prefix: N2422) 201, 202, 204, 206, 207, 208, 209 (dated 07/18).

Supporting documents: Heritage and DAS Statement prepared by Stephen Levrant Heritage Architecture Ltd (Oct 2018); Covering Letter prepared by Daniel Watney (dated Oct 2018)

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 work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

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 any new service runs for the new bathrooms/kitchens, demonstrating the relationship of new pipework with the structure of the building.

- b) Details of the proposed freestanding kitchen/WC pods to ground and first floor levels including either manufacturers specifications or elevations and sections @1:20 together with facing materials details

- c) Proposed elevations @1:20 to illustrate the relationship between new stud walls of the third floor en-suite and retained fireplace.

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 methods statement. These works as well as the proposed internal

configuration have been developed following discussions with the Council's officers in order to ensure the most sensitive approach.

In order to secure the optimal use of the asset, whilst retaining historic plan form, the scheme that would therefore incorporate the use of removable 'pods' to host a WC and kitchen to the rear habitable room, allowing for the second room at lower ground to first floor levels to be used as a bedroom. Following the input of conservation officers, the kitchen and shower 'pods' proposed would be free-standing units that are designed like a piece of furniture with high-quality joinery. They do not reach the full ceiling height and are also offset from the existing walls without touching them, in order to preserve the historic plan form which will still be legible. They would be fitted adjacent to the right-hand wall and installed using existing ducting and service runs where possible. A condition is recommended for detailed design to be submitted.

The free-standing units would have a raised floor, installed on top of the joists that run front-to-back (opposite to the existing floor joists that run left-to-right) and the new service runs are to be installed behind, in the void between the unit and the existing wall, sitting on top of the existing floor, which minimizes any interference and impact on the historic building fabric.

This will allow the pods to be fully reversible without any harmful impact on the historic fabric, as these free-standing units will be designed and fitted like a free-standing high quality joinery, of lightweight materials and minimal fixing points into the building fabric. 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.

The external alterations proposed would restore historic features and allow for the remove of non-original and unsympathetic additions. These are considered to represent further heritage benefits of the scheme.

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 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.

- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer