

Date  
08 May 2019

John Diver  
Regeneration and Planning  
London Borough of Camden  
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London  
WC1H 9JE

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Registered number OC356464.  
Registered office as address.

By planning portal and email

Dear John,

## 22 Theobalds Road, WC1X 8PF

**Listed Building Consent ref: 2018/5245/L for internal alterations to GII property to facilitate its subdivision into 2x one bed and 1x three bedroom flats between ground and third floor levels (variation to scheme approved under 2016/3278/L)  
Submission of Details Pursuant to Condition 4**

Please find enclosed an application for approval of details pursuant to Condition 4 of Listed Building Consent ref. 2018/5245/L for the above works to 22 Theobalds Road.

### Application Contents

This submission comprises:

- Application form;
- Site location plan;
- Drawings to address the component parts of Condition 4 as set out below; and
- An electronic payment, made in parallel.

### Condition 4

Condition 4 of Listed Building Consent ref. 2018/5245/L states that 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.*

The following submitted drawings demonstrate this relationship:

For the pods:

- Soil and waste services, reference 2452-52-POD-00 revision P2;
- Water services, reference 2452-53-POD-00 revision P2;
- Pod ventilation services, reference 2452-57-POD-00 revision P2; and
- Pod heating details, reference 2452-56-POD-00 revision P2.

For the 2<sup>nd</sup> and 3<sup>rd</sup> floor maisonette:

- Soil and waste services, reference 2452-H20-52-DET-00 revision P1;
- Water services, reference 2452-H20-53-DET-00 revision P1;
- Ventilation services, reference 2452-H20-57-DET-00 revision P1; and
- Heating services, reference 2452-H20-56-DET-00 revision P1.

A floor build-up and riser detail is also provided in reference 2452-80-DET-00 revision P1.

*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*

These details are provided in the following submitted drawings:

- Floorplan reference; 032-TWA-XX-XX-DR-AX-72010;
- Section reference: 032-TWA-XX-XX-DR-AX-72011;
- Elevation reference: 032-TWA-XX-XX-DR-AX-72012; and
- Facing Material details reference: 032-TWA-XX-XX-DR-AZ-72013.

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

An elevation is provided in drawing ref. number 032-TWA-XX-03-DR-AX-18010.

We trust these documents allow for validation and subsequent determination of the application, however please do not hesitate to contact myself if you require any further information.

Yours sincerely



**Nick Delaney – Senior Associate Partner**  
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