

Application ref: 2019/2434/L  
Contact: Colette Hatton  
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Date: 24 July 2019

**Development Management**  
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Daniel Watney LLP  
Daniel Watney LLP  
165 Fleet Street  
London  
EC4A 2DW

Dear Sir/Madam

### **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

#### **Approval of Details (Listed Building) Granted**

Address:  
**22 A Theobalds Road**  
**London**  
**WC1X 8PF**

Proposal:

Discharge of condition 4 of listed building consent 2018/5566/L.

Drawing Nos: Application form, SLHA\_22A Theobalds Road\_000 SITE LOCATION PLAN, Cover Letter - Condition 4 LBD no22a, 2452-80-DET-00, 032-TWA-XX-XX-DR-AX-72013(1), 2452-57-POD-00, 2452-53-POD-00, 2452-56-POD-00, 2452-52-POD-00, 032-TWA-XX-XX-DR-AX-72012, 032-TWA-XX-XX-DR-AX-72010, 032-TWA-XX-XX-DR-AX-72011.

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

- 1 The application seeks the discharge of condition 4 of listed building consent application 2018/5566/L which reads as follows:

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 WC/kitchen pod, demonstrating the relationship of new pipework with the historic fabric.
- b) Details of the proposed freestanding kitchen/WC pods including either manufacturers specifications or elevations and sections @ 1:20 together with facing materials details.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

The submitted information demonstrates that no historic fabric will be harmed as a result of the pipework and that it has been positioned in a visually discreet location.

Details of the pods have been submitted showing the pods are of good quality and have been designed to ensure the historic plan form remains legible.

The proposed works will not harm the special interest of the grade-II-listed building.

The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

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



Daniel Pope  
Chief Planning Officer