

Date  
23 July 2019

John Diver  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Daniel Watney LLP is a  
limited liability partnership  
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Registered in England.  
Registered number OC356464.  
Registered office as address.

By planning portal and email

Dear John,

**12- 22 Theobalds Road, WC1X 8PF**  
**Application for Listed Building Consent for the removal of ceiling joists at 3<sup>rd</sup> floor level and associated works**

Please find enclosed an application for Listed Building Consent for the removal of ceiling joists at 3<sup>rd</sup> floor level and associated work.

**Application Contents**

This submission comprises:

- Application form.
- Site location plan.
- Existing and proposed internal elevations/ sections.
- A Heritage Assessment prepared by Stephen Levrant Heritage Architecture Ltd, which includes photographs and a schedule of works.
- A report on the roof structure by GDC Partnership Consulting Engineers.

**Planning Assessment**

Planning Permissions and Listed Building Consents have been granted for the refurbishment of the office space within 12-18 Theobalds Road and for the conversion of 20 and 22 Theobalds Road to apartments (refs. 2018/5294/P and 2018/5945/L; 2018/5286/P and 2018/5565/L; 2018/5310/P and 2018/5245/L respectively). This application proposes the removal of modern plasterboard and ceiling joists at 3<sup>rd</sup> floor level across the terrace, whilst retaining the main ceiling beams, to reveal the roof structure and overcome very low headroom which would otherwise adversely affect the usability of the top floor. The low ceilings will be accentuated by the levelling of the floor that is necessary.

Details of the proposal are set out in the application drawings, together with the Heritage Assessment which concludes that there will be no harm to the listed building by these works due to the current poor state of repair of the ceilings and the low level of significance associated with the internal fabric at this level. There will be benefits achieved through the opening- up the roof space, including ensure the sustainable and long- term future use of the 3<sup>rd</sup> floors.

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

Yours sincerely



**Nick Delaney – Senior Associate Partner**  
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