

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
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Registered number OC356464.
Registered office as address.

By planning portal and email

Dear John,

20-22 Theobalds Road, WC1X 8PF
Application for Full Planning Permission and Listed Building Consent for the installation of 2 AOV (Automatic Opening Vent) windows at 2nd floor on the front elevation

Please find enclosed an application for Planning Permission and Listed Building Consent for the installation of 2 AOV windows within 20-22 Theobalds Road.

Application Contents

This submission comprises:

- Application form.
- Site location plan.
- Existing and proposed front elevations.
- A design report prepared by Thirdway Architecture.
- A Heritage Statement prepared by Stephen Levrant Heritage Architecture Ltd.

An electronic payment of £407 is being made in parallel (as alteration to 2 or more flats).

Planning Assessment

Planning Permissions and Listed Building Consents have been granted for the conversion of both 20 and 22 Theobalds Road to apartments (refs 2018/5286/P and 2018/5565/L; 2018/5310/P and 2018/5245/L respectively). This application proposes the installation of 2 AOV windows at 2nd floor level on the front elevation to meet current fire and building regulations applicable to the conversions.

The windows will open automatically in the event of fire through a discrete internal mechanical system and allow for smoke extraction and fire brigade access. They will be of bespoke timber 'dummy sash' design to match the existing window details and positioned at the 2nd floor to limit their visibility from the street. The existing windows that they will replace are not original windows themselves, having been installed most likely during the mid-20th Century as a result of war damage.

The details of the proposal are set out in the application drawings and the design report and the accompanying Heritage Statement concludes that there will be no harm to the significance of the listed building. Indeed, the proposal will support the sustainable and viable residential use of 20 and 22 Theobalds Road for the future.

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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