

2019/3821/P & 2019/4016/L

20-22 Theobalds Road, London, WC1X 8PF



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20-22 Theobalds Road, London, WC1X 8PF

Site Photographs:

(1) Front elevation of site (windows to be replaced highlighted)



(2) Example of timber sash with internal actuator for fire safety

(3) Close up of example (internal) actuator



Delegated Report		Analysis sheet	Expiry Date:	19/09/2019
(Members Briefing)		N/A / attached	Consultation Expiry Date:	23/09/2019
Officer			Application Number(s)	
John Diver			i) 2019/3821/P ii) 2019/4016/L	
Application Address			Drawing Numbers	
20-22 Theobalds Road London WC1X 8PF			See draft decision	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
		Colette Hatton		
Proposal(s)				
i) & ii) Installation of 2 AOV (Automatic Opening Vent) windows at second floor on the front elevation				
Recommendation(s):		i) Grant conditional planning permission ii) Grant conditional listed building consent		
Application Type:		i) Full Planning Permission ii) Listed building consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice				
Informatives:					
Consultations					
Summary of consultation:	<p>For both applications, a site notice was displayed near to the site on the 30/08/2019 (consultation end date 23/09/2019).</p> <p>The development was also advertised in the local press on the 15/08/2019 (consultation end date 08/09/2019).</p>				
Adjoining Occupiers:		No. of responses	00	No. of objections	00
Summary of consultation responses:	No responses were received				
Bloomsbury Conservation Area Advisory Committee (CAAC)	<p>A letter of objection was received on behalf of the Bloomsbury CAAC. Their objection comments can be summarised as follows:</p> <p>(1) Object to the proposed installation of AOV windows on the front elevation of this fine listed building. Such windows would be totally inappropriate as substitutes for sliding sash windows and alternative solutions such as automatic roof lights etc. must be found</p> <p><u>Officer's response:</u> (1) Please see section 3 of the main report</p>				

Site Description

The application site refers to a pair of adjoining, early Georgian terrace properties within the Holborn and Covent garden ward. The properties are each GII listed and are also situated within the Bloomsbury Conservation Area.

Relevant History

The planning history for the application site can be summarised as follows:

@nos.12-22 Theobalds Road: N15/6/A/1255: Planning permission and Listed building consent was granted on the 09/06/1976 for the *'Internal and external alterations including the installation of double glazing'*

@nos.18 – 22: N15/6/A/25362: Planning permission and listed building consent was granted on the 06/12/1977 for the *'Change of use of the third floor of 18 and 20 Theobalds Road from offices to residential and the change of use of the second floor of 22 Theobalds Road from residential to use as offices'*

@nos.12 – 22: LS9704838R2 (LBC) & PS9704837R2 (FUL): Planning permission and Listed building consent was granted on the 28/05/1998 for the *'Change of use from offices to residential, and internal works of conversion to provide 1no. three bedroom flat, 1no. one bedroom flat and 2no. studio flats together with the demolition of a single storey rear addition'*

@no.22: 2016/2284/P & 2016/3278/L : Planning permission and listed building consent was granted on the 11/12/2017 for the *'Internal alterations to GII listed building associated with its sub-division into 2 x studios and 1 x 3 bedroom maisonette'*.

@no.20: 2018/5286/P & 2018/5565/L: Planning permission and listed building consent was granted on the 11/12/2017 for the *'Conversion of a HMO (Class C4) property to create 3no 1-bedroom self-contained flats at lower, ground and 1st floor levels and a 3-bedroom self-contained maisonette (Class C3) at 2nd and 3rd floor level and associated repairs/refurbishment to the building's façade'*.

Relevant policies

National Planning Policy Framework (2019)

The London Plan (2016)

New London Plan 2019 (Consolidated Suggested Changes Version)

Camden Local Plan (2017)

- **G1** - Delivery and location of growth
- **A1** - Managing the impact of development
- **A4** - Noise and vibration
- **D1** - Design
- **D2** - Heritage

Camden Planning Guidance:

- [CPG Design](#) (March 2019)

Conservation Statements:

- **Bloomsbury Conservation Area Statement (2000)**

Assessment

1. Background

1.1. As set out in the planning history section, the pair of adjoining application properties have been subject to numerous historic changes of use. Most recently, the pair of former dwelling houses has been subject to insensitive conversions to HMOs and, as a result, had been subject to harmful internal alterations.

Recently, planning and listed building consent was granted to revert these properties back to use as housing (C3) and to restore and refurbish all features of interest as part of a holistic refurbishment of the entire terrace (12 – 22). These works have commenced and are underway at the time of writing.

1.2. Following the aforementioned recent consents, the scheme of internal layouts for the new residential units has been progressed through to construction phase / level of detailing. Whilst the new units will, generally, retain historic layouts and not require heavy intervention into the historic buildings, this detailed stage of the design has resulted in the new units failing against the Building regulations Approved Documents for Fire Safety. To address this, a smoke vent is required to the communal stair core to either building. This is a window which contains automatic opening mechanisms so that, in the event of a fire, the windows would open automatically in order to prevent the build-up of smoke internally and aid escape.

2. Proposal

2.1. In light of the above, planning permission and listed building consent is sought for the replacement of no.2 external sash windows, one on each property both at 2nd floor level. The replacement windows would remain of hardwood construction and would retain the same pattern of glazing, though the window would be fixed shut except in the event of a fire. In the event of a fire, the entire window would tilt outwards to provide a clear opening to allow smoke to escape in accordance with the requirements of Approved Document B (Building Regulations) (i.e. Automatic Opening Vent). All the necessary mechanisms to allow the tilt opening (in the event of the fire) would remain internal and would not be visible from outside. Other than in the event of a fire, the window would remain fixed shut and in an upright position.

3. Assessment

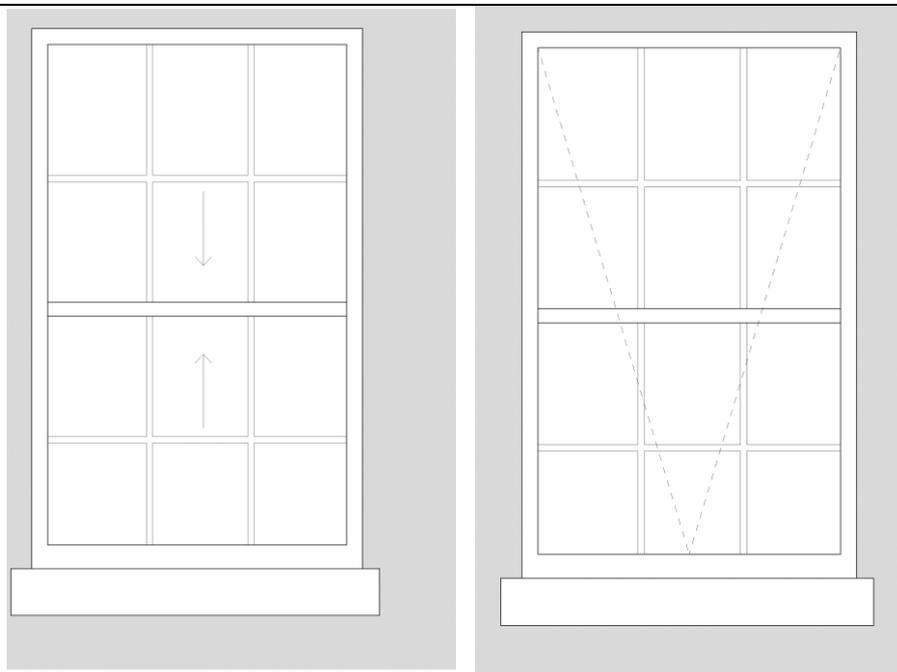
3.1. The use of the properties as residential (C3) has already been established by the previous applications. The scope of this application extends to the replacement of no.2 external windows only. The windows would not result in a loss of residential amenity to any neighbouring residents and would not include any mechanism that might result in issue of noise or disturbances. Similarly, as at the time of writing the terrace was shrouded in scaffold to facilitate the terrace refurbishments, the works hereby proposed would not result in any highways or transport concerns.

3.2. As such, design and heritage remains the principal consideration material to the determination of these applications.

Design and heritage

Host terrace and conservation area

3.3. The replacement windows have been designed to match the materials, glazing division patterns as well as proportions of the existing windows. Glazing bars have also been designed to remain slim line, as per the existing windows. As aforementioned, the windows would be fitted with an internal mechanism to allow them to tilt open in the event of a fire (automatic smoke vents). All mechanisms would remain internal and the windows would only open in this manner in the event of a fire and at all other times the changes would be unnoticeable from the exterior. Whilst the type of glazing to these windows would switch from single glazed to double glazed, as the existing glass is not historic and individual panes would be used this would not result in any changes to the external appearance of the properties. The figure below shows the existing and proposed front elevations side by side to evidence that the changes would remain unnoticeable.



02 External Window Elevation-Existing
Scale 1:10@A1 1:20@A3

External Window Elevation-Proposed
Scale 1:10@A1 1:20@A3

Existing (left) and proposed (right) window elevations

3.4. In light of the above, the works would preserve the character and appearance of the host terrace and that of the wider conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Host listed building / adjacent listed buildings

3.5. Further to the above, given the listed status of the buildings, due consideration must be given to protecting their features of significance. In order to aid this assessment, fully detailed elevations, plans and sections of the existing and proposed windows have been provided upfront a heritage statement has also been submitted, produced by a well established firm of heritage consultants. This confirms that the existing front windows to the property were all replaced in the mid-20th C, most likely as a result of bomb damage. The replacement of the existing windows would consequently not result in the loss of any historic fabric or alterations to historic plan form or spatial hierarchy. As the windows would require some boxing out internally to host the automatic opening mechanism (see photo 2), there would be some visual impact. However, this level of boxing in would remain modest and, in the context that only one (non-original) window is to be replaced to each building and that these are located at 2nd floor level, this visual impact is not considered to represent harm to the architectural or historic significance to either property. This position is shared by the Council's conservation officers.

3.6. The supporting statements also set out how the design team have attempted to find alternative solutions to ensure that the new units adhere to modern fire safety standards, but that no other approach was found. For instance, to include 'rooflight' smoke vents would require the removal of the ceiling above either stair core which contains historic timbers and would alter the spatial character of the stairs in an unacceptable manner.

3.7. The proposed works would not result in any impact to the setting of any listed building in the surrounding area.

3.8. In light of the above, 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 as well as the setting of any nearby listed building, under s.16 and s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

4. Recommendations

- 4.1. i) Grant conditional planning permission
- 4.2. ii) Grant conditional listed building consent

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 14th October 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2019/3821/P
Contact: John Diver
Tel: 020 7974 6368
Date: 8 October 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Daniel Watney LLP
165 Fleet Street
London
EC4A 2DW

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

20-22 Theobalds Road
London
WC1X 8PF

Proposal: Installation of 2 AOV (Automatic Opening Vent) windows at second floor on the front elevation

Drawing Nos: Site Plan (dated 22/07/19); Existing front elevation (dated 22/07/19); Proposed front elevation (dated 22/07/19); 032-TWA-XX-XX-DR-AR-37000;

Supporting: Covering Letter dated 23/07/19 produced by Daniel Watney LLP; Heritage Statement prepared by Steven Levrant Ltd (dated July 2019); AoV Design Statement prepared by Thirdway Architecture (dated July 2019).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Plan (dated 22/07/19); Existing front elevation (dated 22/07/19); Proposed front elevation (dated 22/07/19); 032-TWA-XX-XX-DR-AR-37000.

Supporting: Covering Letter dated 23/07/19 produced by Daniel Watney LLP; Heritage Statement prepared by Steven Levrant Ltd (dated July 2019); AoV Design Statement prepared by Thirdway Architecture (dated July 2019).

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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

Director of Regeneration and Planning

DRAFT

DECISION

Daniel Watney LLP
165 Fleet Street
London
EC4A 2DW

Application Ref: **2019/4016/L**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

8 October 2019

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
20-22 Theobalds Road
London
WC1X 8PF

DECISION

Proposal: Installation of 2 AOV (Automatic Opening Vent) windows at second floor on the front elevation

Drawing Nos: Site Plan (dated 22/07/19); Existing front elevation (dated 22/07/19); Proposed front elevation (dated 22/07/19); 032-TWA-XX-XX-DR-AR-37000;

Supporting: Covering Letter dated 23/07/19 produced by Daniel Watney LLP; Heritage Statement prepared by Steven Levrant Ltd (dated July 2019); AoV Design Statement prepared by Thirdway Architecture (dated July 2019)

The Council has considered your application and decided to grant 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.

Executive Director Supporting Communities



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: Site Plan (dated 22/07/19); Existing front elevation (dated 22/07/19); Proposed front elevation (dated 22/07/19); 032-TWA-XX-XX-DR-AR-37000;

Supporting: Covering Letter dated 23/07/19 produced by Daniel Watney LLP; Heritage Statement prepared by Steven Levrant Ltd (dated July 2019); AoV Design Statement prepared by Thirdway Architecture (dated July 2019)

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 external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition attached to this consent.

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 The replacement windows shall remain fixed shut, other than in the event of a fire.

Reason: In order to safeguard the special architectural and historic interest of the building and terrace in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

- 1 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
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Yours faithfully

Director of Regeneration and Planning

DRAFT

DECISION