

Application ref: 2019/3767/L
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Date: 4 November 2019

Development Management
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Daniel Watney LLP
Daniel Watney LLP
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

12-22 Theobalds Road
London
WC1X 8PF

Proposal:

Removal of ceiling joists at 3rd floor level and associated work
Drawing Nos: Application form, 017-TWA-XX-XX-DR-AX-00002_Site Plan, Covering
letter ceilings, 12-22 Theobalds Road_Heritage Assessment_Removal of ceilings_17
July 2019, 032-TWA-XX-03-DR-AX-18020(1), 032-TWA-XX-03-DR-AX-18021(1),
8001-GDC-00-XX-RP-S-0003_P01, 017-TWA-XX-03-DR-AX-18020(1), 017-TWA-XX-
03-DR-AX-18021(1), 017-TWA-XX-03-DR-AX-18022(1), 017-TWA-XX-03-DR-AX-
18023(1), 191018- 12-22 -Theobalds - 3rd Floor Secondary Joists Relocation
Strategy(2).

The Council has considered your application and decided to grant Listed Building Consent 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.

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: Application form, 017-TWA-XX-XX-DR-AX-00002_Site Plan, Covering letter ceilings, 12-22 Theobalds Road_Heritage Assessment_Removal of ceilings_17 July 2019, 032-TWA-XX-03-DR-AX-18020(1), 032-TWA-XX-03-DR-AX-18021(1), 8001-GDC-00-XX-RP-S-0003_P01, 017-TWA-XX-03-DR-AX-18020(1), 017-TWA-XX-03-DR-AX-18021(1), 017-TWA-XX-03-DR-AX-18022(1), 017-TWA-XX-03-DR-AX-18023(1), 191018- 12-22 -Theobalds - 3rd Floor Secondary Joists Relocation Strategy(2).

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 work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

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.

Informative(s):

- 1 12-22 Theobald's Road is a row of terraced houses built circa 1750. Constructed from multi-coloured stock brick the buildings are set over four storeys with basements and have three windows to each floor. There has been movement within the buildings and as a result, on the top floor, the floors are not level and the ceilings have sunk. In some areas the floor to ceiling height is less than 1.9m.

The proposals are to remove the secondary timbers within the roof structure, so that the ceiling height can be raised to 2.2 m. The timbers are largely historic and are kept within the building, being relocated to other parts of the roof structure to provide additional strength, or used to strengthen other parts of the building.

The relocation of historic timbers is not ideal, however the floor to ceiling height on the top level of all the buildings in the terrace is so low, that unless the timbers are removed from their current location, the top floors are unusable. As a result, the proposals to relocate the timbers ensure the optimal use of the building ensuring its upkeep and longevity.

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.

- 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 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 5 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.
- 6 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

A handwritten signature in black ink, appearing to read 'DP', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer