

Date
28th November 2019

Planning Department
Camden Council
5 Pancras Road
Kings Cross
London
N1C 4AG

By planning portal (copied to John Diver)

Dear Sir / Madam,

20-22 Theobalds Road, WC1X 8PF
Application for Full Planning Permission and Listed Building Consent

Please find enclosed an application for Full Planning Permission and Listed Building Consent for:

“The conversion of 20-22 Theobalds Road to create 9 self-contained flats in total; comprising 7 one-bedroom units at lower ground, ground, 1st and 2nd floor levels; and 2 two-bedroom units at 3rd floor level; together with associated repairs and refurbishment to the facades and interiors (variation to schemes approved under refs. 2018/5286/P and 2018/5565/L and refs. 2018/5310/P and 2018/5245/L to create 2 extra units) ”.

This represents a variation to schemes approved under refs. 2018/5286/P and 2018/5565/L and refs. 2018/5310/P and 2018/5245/L.

1. Background

Planning Permissions and Listed Building Consents have already been granted (under refs. 2018/5286/P and 2018/5565/L, refs. 2018/5310/P and 2018/5245/L and 2019/3767/L) for the repair, refurbishment and conversion of 20-22 Theobalds Road to provide 7 residential units in total, comprising 5 one-bedroom residential units and 2 three-bedroom maisonettes. Work has commenced and therefore these approvals have been implemented.

This application seeks only to introduce a further 2 units in total, through the subdivision of the approved three-bedroom maisonettes into 2 one-bedroom units at 2nd floor level and 2 two-bedroom units at 3rd floor levels.

It has been discussed with the Council (John Diver) that procedurally a fresh Planning Permission and Listed Building Consent is required. However, explanation and justification are only provided in this application for the change from the previous approvals. All other elements remain as previously approved by the Council and therefore remain acceptable.

2. Application content

The application comprises:

- Application forms duly completed.
- A site location plan.
- Existing (showing the extent of demolition) and proposed drawings as previously approved.

- Drawings that are now proposed to change. In short, these are the floor plans, sections and internal elevations for the 2nd and 3rd floors. For the avoidance of doubt, a list of the drawings that are proposed to change is provided at Appendix A to this letter.
- A Heritage, Design and Access Statement is submitted in 2 parts; one of which assesses the subdivision change to number 20 and the other to 22 in 'tracked changes' against the previously approved documents for ease of reference.

An electronic payment is being made in parallel with this submission.

3. Planning Assessment

The revised proposal will deliver 2 extra residential units above the number already approved, which is supported by planning policy at all levels. This will be created by subdividing the three-bedroom maisonettes rather than through additional residential floorspace; and therefore, the Council's affordable housing policy (H4) is not triggered.

There will be no loss of priority units within the scheme having regard to the Council's priority mix table (Policy H7 paragraph 3.189) which shows that two-bedroom market units are the same high priority as three-bedroom market units. Furthermore, it is considered that two-bedroom units are more suitable for the top floors of 20-22 which are not accessible by lift for example due to listed building constraints and would be unlikely to be attractive to families.

The Heritage and Design and Access Statement submitted (in 2 parts) with this application concludes that there will be no harm to the listed building. It states that the new 2nd and 3rd floors now follow the same careful principles that have been considered acceptable by the Council for the lower floors, even though they are of subservient heritage significance with much less surviving decorative historic fabric and architectural features.

We trust that the above is self-explanatory, however, if you require any further information please contact Nick Delaney of this firm.

Yours faithfully,



Daniel Watney

Appendix A: List of drawings submitted with this application

The drawings **highlighted below** are the drawings submitted with this application that have changed from those previously approved.

Changed Drawings Relating to Number 20

(i) Floor plans as existing (showing the extent of demolition)

2nd floor ref. **032-TWA-XX-02-DR-AX-01001** (this will replace N2420 102)

3rd floor ref. **032-TWA-XX-03-DR-AX-01002** (this will replace N2420 103)

(ii) Cross-section (showing extent of demolition)

3rd floor ref. **032-TWA-XX-03-DR-AX-0801** (this is a new drawing)

(iii) Floor plans as proposed

2nd floor ref. **032-TWA-XX-02-DR-AX-11001** (this will replace N2420 302)

3rd floor ref. **032-TWA-XX-03-DR-AX-11002** (this will replace N2420 303)

(iv) Internal elevation as proposed

3rd floor ref. **032-TWA-XX-03-DR-AX-18010** (this is a new drawing)

Changed Drawings Relating to Number 22

(i) Floor plans as existing (showing the extent of demolition)

2nd floor ref. **032-TWA-XX-02-DR-AX-01011** (this will replace N2422 102)

3rd floor ref. **032-TWA-XX-03-DR-AX-01012** (this will replace N2422 103)

(ii) Cross-section (showing extent of demolition)

3rd floor ref. **032-TWA-XX-03-DR-AX-08020** (this is a new drawing)

(iii) Floor plans as proposed

2nd floor ref. **032-TWA-XX-02-DR-AX-11011** (this will replace N2422 302)

3rd floor ref. **032-TWA-XX-03-DR-AX-11012** (this will replace N2422 303)

(iv) Internal elevation as proposed

3rd floor ref. **032-TWA-XX-03-DR-AX-18020** (this is a new drawing)