

Application ref: 2020/0858/P  
Contact: Kristina Smith  
Tel: 020 7974 4986  
Date: 9 June 2020

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Daniel Watney LLP  
165 Fleet Street  
London  
EC4A 2DW

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**12-22 Theobalds Road**  
**London**  
**WC1X 8PF**

Proposal:

Installation of external lighting including uplighters in front lightwells at nos. 12-22 and entrance lights under front porch soffits at nos. 18-22

Drawing Nos: Site Plan; 017-TWA-XX-XX-DR-AR-07021; 017-TWA-XX-XX-DR-AR-07020; 017-TWA-XX-B1-DR-AX-45101 (Rev B); 017-TWA-XX-XX-DR-AR-17020 (Rev B); 017-TWA-XX-XX-DR-AR-17021 (Rev B); 017-TWA-XX-B1-DR-AX-45100 (Rev B); 017-TWA-XX-B1-DR-AX-45101; 017-TWA-XX-B1-DR-AX-45102; 17-TWA-XX-XX-DR-AR-07020; Facade Lighting Design Statement - May 2020

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 The development hereby permitted shall be carried out in accordance with the following approved plans:  
Site Plan; 017-TWA-XX-XX-DR-AR-07021; 017-TWA-XX-XX-DR-AR-07020;  
017-TWA-XX-B1-DR-AX-45101 (Rev B); 017-TWA-XX-XX-DR-AR-17020 (Rev B);  
017-TWA-XX-XX-DR-AR-17021 (Rev B); 017-TWA-XX-B1-DR-AX-45100 (Rev B);  
017-TWA-XX-B1-DR-AX-45101; 017-TWA-XX-B1-DR-AX-45102; 17-TWA-XX-XX-DR-AR-07020; Facade Lighting Design Statement - May 2020

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

Informative(s):

- 1 Reasons for granting permission.

The proposal is to install external lighting, consisting of three entrance lights by nos 18, 20 and 22 as well as lighting in the lightwells of nos 12-22.

The entrance lighting would take the form of a traditional style black gold plated fittings and would be installed under the entrance soffit to avoid visual clutter on the front elevation of the listed building. The lighting would be a subtle addition of a style appropriate to the architectural period of the host building.

The lightwell lighting would take the form of small black cylindrical wall mounted lights installed to the front at lower ground floor level. These would facilitate the use of the vaults as cycle stores associated with the residential and commercial buildings as well as preventing the lightwells from accumulating litter from passers by. They would be very discreet and as such are considered an acceptable addition.

The lights would not harm the character and appearance of the host listed buildings, streetscene or conservation area.

All proposed lights would be operated by a motion detector to avoid unnecessary light pollution. As such, there are no adverse amenity impacts likely to be caused to neighbours.

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.

Special regard has also been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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 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.
- 4 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 'DPope', is positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer