

Application ref: 2020/1659/L
Contact: Kristina Smith
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Date: 9 June 2020

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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:

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 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:
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: 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 Reasons for granting consent-

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 considered an acceptable addition to the listed building.

The lights would not harm the character, fabric and special interest of the host listed buildings. Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 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 policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 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.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer