

Application ref: 2020/1803/L
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Daniel Watney LLP
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
20-22 Theobalds Road
London
WC1X 8PF

Proposal:

Details pursuant to condition 2 (detailed drawings) of listed building consent ref. 2020/0060/L Refurbishment to the facades and internal alterations associated with the conversion to 9 self-contained units.

Drawing Nos: Application form, Cover Letter, 2452-57-POD-00, 2452-H20-50-02_C4, 2452-H20-50-LG_C4, 2452-H22-50-02_C4, J2452-H20-50-0G_C2, J2452-H20-50-01_C2, J2452-H22-50-0G_C2(1), J2452-H22-50-01_C2, Proposed Elev - Third Floor, 032-TWA-XX-XX-DR-AX-72010, 032-TWA-XX-XX-DR-AX-72011, 032-TWA-XX-XX-DR-AX-72012, 032-TWA-XX-XX-DR-AX-72013, 2452-52-POD-00, 2452-53-POD-00, 2452-56-POD-00, J2452-H20-50-03_C6(2), J2452-H22-50-03_C6(2), Airflow ICON 60 VENTILATION 6(2).

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

- 1 The application seeks the discharge of condition 2 of listed building consent application 2020/0060/L which reads as follows:

Detailed drawings, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

- a) Details of any new service runs for the new bathrooms/kitchens, demonstrating the relationship of new pipework with the structure of the building.
- b) Details of the proposed freestanding kitchen/WC pods to ground and first floor levels including either manufacturers specifications or elevations and sections @ 1:20 together with facing materials details
- c) Proposed elevations @ 1:20 to illustrate the relationship between new stud walls of the third floor en-suite and retained fireplace.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

The pipe work has been organised to ensure existing pipes are fully utilised and that any additional pipes exit to the rear of the building and do not compromise any architectural features.

The kitchens and pods have been sensitively located to ensure the plan form of the building is still legible. The pods are set slightly forwards of the wall to protect the joinery such as skirting and dado rail and there is a gap above the pods so that the ceiling and cornice are still visible. The pods are good quality and are an acceptable addition to the space.

The en-suite bathroom on the third floor is located far enough away from the chimney breast for it not to be affected by the alterations.

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.

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 a faint, light grey rectangular stamp. The signature is fluid and cursive.

Daniel Pope
Director of Economy, Regeneration and Investment