

12th August 2020

Development Management Service
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
WC1H 8JE

Submitted via the Planning Portal

Dear Sir or Madam

Town and Country Planning Act 1990
12 Theobalds Road & Rear Building of 16 Theobalds Road – WC1A 8SL
Retrospective application for the installation of plant equipment.

Please find enclosed an application for Listed Building Consent for the insertion of a staircase to connect the ground and basement floors of the building to the rear of 16 Theobalds Road. The proposal also seeks the removal of modern partitions located at basement level of the rear building and at number 12 Theobalds Road.

As existing, access to the basement of the rear building is via the lightwell of number 12 Theobalds Road. The proposed staircase shall rationalise entry to the basement and ensure that users of the rear block enter and exit the building from the same route.

The application comprises the following documents:

- Site Location Plan (1:1250);
- Site Plan (1:500);
- Demo Plan – Basement;
- Existing Plan – Basement Floor;
- Existing Plan – Ground Floor;
- Existing Section;
- Proposed Plan – Basement Floor;
- Proposed Plan – Ground Floor;
- Proposed Section.

The building to the rear of 12-22 Theobalds Road comprises a modern office block, although, is located within the curtilage of the listed building. For the avoidance of all doubt therefore, consent is accordingly sought for these internal works. No external alterations are proposed, and the special interest of the Grade II listed terrace is shall not be impacted.

Consent is also sought for the removal of 3 partition walls within the basement of number 12 Theobalds Road. These are modern partitions and their removal is no material consequence.

Closing

We trust that the submitted documentation is sufficient for validation and subsequent determination of this application, however, if you have any queries please contact Sophie King of this firm sking@danielwatney.co.uk 07850068313.

Yours faithfully

A handwritten signature in black ink that reads "Daniel Watney". The signature is written in a cursive, flowing style.

Daniel Watney LLP
Planning and Development