

Application ref: 2020/3587/L
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Date: 8 October 2020

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Daniel Watney LLP
165 Fleet Street
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EC4A 2DW

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

12 Theobalds Road & Rear Building of 16 Theobalds Road

Proposal:

Insertion of internal staircase and removal of modern partitions.

Drawing Nos: Application form, Covering Letter - Theobalds Road, 017-TWA-XX-XX-DR-AX-16001 Proposed Section, D and A Statement, 017-TWA-XX-XX-DR-AX-06001

Existing Section, 017-TWA-XX-B1-DR-AX-80010 Demo B1-Plan, 017-TWA-XX-B1-DR-AX-11010 Proposed B1-Plan, 017-TWA-XX-B1-DR-AX-11011 Proposed GF-Plan, 017-TWA-XX-B1-DR-AX-01010 Existing B1-Plan, 017-TWA-XX-B1-DR-AX-01011 Existing GF-Plan, 017-TWA-XX-XX-DR-AX-00001_Location Plan, 017-TWA-XX-XX-DR-AX-00002_Site Plan.

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: Application form, Covering Letter - Theobalds Road, 017-TWA-XX-XX-DR-AX-16001 Proposed Section, D and A Statement, 017-TWA-XX-XX-DR-AX-06001 Existing Section, 017-TWA-XX-B1-DR-AX-80010 Demo B1-Plan, 017-TWA-XX-B1-DR-AX-11010 Proposed B1-Plan, 017-TWA-XX-B1-DR-AX-11011 Proposed GF-Plan, 017-TWA-XX-B1-DR-AX-01010 Existing B1-Plan, 017-TWA-XX-B1-DR-AX-01011 Existing GF-Plan, 017-TWA-XX-XX-DR-AX-00001_Location Plan, 017-TWA-XX-XX-DR-AX-00002_Site Plan.

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.

- 3 All new work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

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 12 Theobald's Road is a grade II listed building. It was built in the 20th century to match others on the terrace that were built earlier. The building is set over four storeys with a basement and is constructed from multi stock bricks. The building was refurbished in 1989 when a full width rear extension at ground floor was added.

The building to the rear of the terrace of houses was built in 1989 and has limited significance apart from the fact the architectural style compliments the existing buildings. The lower ground floor of the building is accessed via the rear gardens of nos. 16 to 22 Theobald Road. The upper floors are accessed via a passageway leading from the ground floor of no.16 Theobald's Road.

The proposals are to remove some modern partitions from the basements of no.12 Theobald's Road and the building to the rear of nos. 16 to 22 Theobald's Road. The removal of the partitions is welcome as the historic plan form of no. 12 will be reinstated, the partitions to the rear building are inconsequential and have no impact on significance.

In addition, it is proposed to insert a staircase running from ground to basement level to the rear building. The staircase runs directly underneath the existing staircase and replicates it in style and design. The staircase makes logical sense and will have no impact on historic fabric.

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.

- 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 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.
- 4 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 5 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.
- 6 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 above the printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment