

Application ref: 2021/0913/L
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Date: 14 May 2021

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Daniel Watney LLP
165 Fleet Street
London
EC4A 2DW

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

20-22 Theobalds Road
London
WC1X 8PF

Proposal:

Installation of an Automatic Suppression System to the ground and first floor flats.

Drawing Nos:

Location Plan;

Site Plan;

032-TWA-XX-XX-DR-AX-93010 AA(2);

032-TWA-XX-XX-DR-AX-83010 AA(2);

032-TWA-XX-01-DR-AX-02001;

032-TWA-XX-01-DR-AX-93001;

032-TWA-XX-GF-DR-AX-02000;

032-TWA-XX-GF-DR-AX-93000;

032-TWA-XX-01-DR-AX-83010;

032-TWA-XX-01-DR-AX-93010;

032-TWA-XX-01-DR-AX-93011;

Documents:

BS1 Verification Certificate 712581;

EWS534B Plumis Automist Smartscan Hydra 2 and associated fact sheet;

Supporting Statement by Stephen Levrant Heritage Architecture Ltd. Dated February 2021;

6.2 Warrington Fire Test J396489-TK180323BS;

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:

Location Plan;

Site Plan;

032-TWA-XX-XX-DR-AX-93010 AA(2);

032-TWA-XX-XX-DR-AX-83010 AA(2);

032-TWA-XX-01-DR-AX-02001;

032-TWA-XX-01-DR-AX-93001;

032-TWA-XX-GF-DR-AX-02000;

032-TWA-XX-GF-DR-AX-93000;

032-TWA-XX-01-DR-AX-83010;

032-TWA-XX-01-DR-AX-93010;

032-TWA-XX-01-DR-AX-93011;

Documents:

BS1 Verification Certificate 712581;

EWS534B Plumis Automist Smartscan Hydra 2 and associated fact sheet;
Supporting Statement by Stephen Levrant Heritage Architecture Ltd. Dated February 2021;

6.2 Warrington Fire Test J396489-TK180323BS;

Automist Design Statement 0- Feb 2021 by Thirdway Architecture.

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 internal works and finishes and works of making good to the retained fabric, shall match the existing historic adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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.

- 4 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Location Plan;

Site Plan;

032-TWA-XX-XX-DR-AX-93010 AA(2);

032-TWA-XX-XX-DR-AX-83010 AA(2);

032-TWA-XX-01-DR-AX-02001;

032-TWA-XX-01-DR-AX-93001;

032-TWA-XX-GF-DR-AX-02000;

032-TWA-XX-GF-DR-AX-93000;

032-TWA-XX-01-DR-AX-83010;

032-TWA-XX-01-DR-AX-93010;

032-TWA-XX-01-DR-AX-93011;

Documents:

BS1 Verification Certificate 712581;

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February 2021;

6.2 Warrington Fire Test J396489-TK180323BS;

Automist Design Statement 0- Feb 2021 by Thirdway Architecture.

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 The listing description of Nos. 20-22 Theobalds Road reads as follows: These Terraced houses. c1750, restored 1989. Multi-coloured stock brick. Stone bands at 1st and 2nd floor levels, except No.18 with stone band at 1st floor, 1st floor sill band and stone bracketed cornice at 3rd floor level. 4 storeys and basements. 3 windows each. Good wooden pedimented doorcases with Doric engaged columns carrying entablature with Greek fret frieze. No.20 with enriched consoles carrying flat hood; No.22, with pulvinated frieze and modillion cornice and pediment. All with double panelled doors, Nos 14 and 16 with fanlights. Gauged brick flat arches to recessed sashes, some reddened. Parapets. HISTORICAL NOTE: No.22 was the birthplace of Benjamin Disraeli, Earl of Beaconsfield (LCC plaque).

These houses, including the interiors, are remarkably fine examples of mid 18th century town houses found within Camden.

This application concerns the installation of fire protection comprising detectors and a fire suppressant pressurised spray system.

The proposals will have a minimal physical impact on the significance of the grade II listed building. There will be however some minimum visual impact from the new wall mounted spray-nozzles and ceiling mounted detectors but no greater than a standard light switch or smoke detector - the overall internal character and appearance of the individual rooms and the buildings will be

retained and their special interest will not be adversely impacted.

This particular system is considered acceptable on the basis that the use of water is greatly reduced and thereby potential water damage is kept to a minimum.

It is considered that this proposal will not affect the special interest of the Grade II Listed Building and will provide suitable protection for the users of the building and the application is therefore supported.

The site's planning history has been taken into account when making this decision.

Public consultation was not carried out in this instance as the works are internal to a grade II listed building and as such was not required.

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 (ERR) 2013.

As such, the proposal is in general accordance with policies 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 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)

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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



Daniel Pope
Chief Planning Officer