

Date: 22/09/21
Your Ref: PP-10127360
Our Ref: 13139



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Dear Sir or Madam

22 TOWER STREET, LONDON, WC2H 9NS
TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990

1. DWD are instructed by the freeholders of the building at 22 Tower Street, London, WC2H 9NS (“**Property**”) to submit an application for listed building consent linked to an application submitted concurrently under s96a of the Act for non-material amendments to the “**Approved Development**” at 22 Tower Street, London, WC2H 9NS (“**Site**”) for “*Refurbishment of existing B1a (office) building, erection of two storey front and side extension, internal and external alterations and replacement of rear conservatory with a single storey rear extension*” that was approved on 11 February 2020 under reference 2019/0004/P. The application under s96a of the Act has been submitted via the Planning Portal (ref: PP- 10127353) (“**s96a Application**”). The amendments sought under this Listed Building Consent application are identical to those sought under the s96a Application.
2. The Property, a Grade II listed building was originally built in 1874 as a school building by the London School Board. Given the age of the Property and its approved refurbishment, a number of internal and external alterations are required in order to facilitate the provision of modern office accommodation which meets current building control and safety standards and the operational requirements of end users. Given this application is linked to the aforementioned s96a Application, the changes are considered to be non-material in the context of the Approved Development.
3. The Proposed Development therefore involves brickwork cleaning, repairs and repointing intended to address these maintenance issues with the existing building. Further neglect of these highlighted issues would lead to harm to the significance of the designated heritage asset.
4. A full set of planning drawings has been submitted with this application (see: Drawing Release Schedule prepared by Claridge Architects dated 17th June 2021), along with a Design and Access Statement (prepared by Claridge Architects, dated 8th September 2021) which provides additional information on the proposed changes. In addition, the Heritage Impact Assessment (“**HIA**”) submitted with LPA ref: 2019/0004/P has been submitted which describes the significance of the

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designated heritage asset. A list of the application documents submitted in conjunction with this covering letter are listed below:

- Application form
- Site location plan (ref: S.01)
- Heritage Impact Assessment (ref: edp5207_001b)
- Design and Access Statement (prepared by Claridge Architects, dated 8th September 2021)
- Planning drawings (see: Drawing Release Schedule prepared by Claridge Architects dated 17th June 2021)

Proposed Works

5. The works proposed under this listed building consent application are limited to:
 - i. Small penetration in basement cellar wall to allow new incoming fibre optic cables. 70mm diameter opening not visible from public vistas (see submitted drawing 18010_GA.01 rev. B);
 - ii. The unoriginal secondary staircase from GF-4F to be removed and replaced. Removal and replace of staircase from BF-GF was approved under Approved Development. An external roof access ladder attached to the approved rear extension and not visible from public realm to be provided. Single external step to section of rear garden due to existing retaining wall location (see submitted drawing 18010_GA.02 rev. D & DAS pgs. 36-37).
 - iii. External roof access ladder not visible from public attached to the approved side extension to be provided. A small opening (not visible from the public realm) proposed on the first floor of the west elevation for ducts to connect to roof plant. A cowl to the internal plant/air handling unit is to be provided on the roof of the approved rear extension. Plant on the roof of the building to be reconfigured behind the parapet wall (see submitted drawing 18010_GA.03 rev. D & 18010_GA.07 rev. C).

Heritage Impacts

6. The proposed alterations are considered to be non-material alterations which would therefore have no impact on the significance of the designated heritage asset. Of the works proposed to the internal/external of the listed building, the staircase to be removed and replaced is unoriginal, the basement penetration is 70mm in diameter and not visible from the public realm which is true of the duct penetration and the reconfigured roof plant. The other works proposed are to the approved extensions and would similarly have no material effect on the significance of the heritage asset.
7. In conclusion, the Proposed Development would have no impact on the significance of the designated heritage asset.

8. We look forward to receiving notification that the application has been registered and validated. Please do not hesitate to contact Robert Miller (07402267176) or Barry Murphy (020 7332 2116) at this office should you require any further information.

Yours faithfully

A handwritten signature in black ink, appearing to be 'R. Miller', written over a light blue horizontal line.

Robert Miller MPLAN MRTPI
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