

Application ref: 2023/4273/L
Contact: Jessica McDonnell-Buwalda
Tel: 020 7974 3844
Email: Jessica.McDonnell-Buwalda@camden.gov.uk
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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

CIRPRO LIMITED
80 CHURCHILL SQUARE
KINGS HILL
WEST MALLING
ME19 4YU

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
26 Fitzroy Square
London
Camden
W1T 6BT

Proposal:

Updated structural repair method to the stone cantilever stair at First Floor, including the removal and reinstatement of a section of skirting and three balusters.

Drawing Nos: Block Plan_BP01, Location Plan_LP01, DAS_Rev 01, Existing Floor Plan_EX101A, Proposed Floor Plan_P101A, Floor Plan GAs and Sections Scheme 2_99657-02-P1

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:

Block Plan_BP01, Location Plan_LP01, DAS_Rev 01, Existing Floor Plan_EX101A, Proposed Floor Plan_P101A, Floor Plan GAs and Sections Scheme 2_99657-02-P1

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 The application building, 26 Fitzroy Square, is one in a terrace of 13 properties that form the western side of Fitzroy Square and are collectively Grade II* Listed on the National Heritage List for England (No. 1112996) and located in the Fitzroy Square Conservation Area. The subject building sits centrally within the terrace that was constructed c.1832-35 and has stucco façades with rusticated ground floors and ionic engaged columns rising through first and second floors. Internally the building retains original joinery, architectural detailing, and its cantilevered stone staircase.

An application for repair works to the stone cantilevered stair was previously approved 10 February 2023 (2022/4362/L). The subject application works would supersede this previous consent with an updated methodology for repairs, involving the removal and reinstatement of a section of skirting and three balusters.

It is considered that the updated methodology will pose the same/similar effects as the previously approved works. Where the proposed interventions will be the minimum necessary, and any associated impact to the historic fabric will be mitigated through reinstatement and use traditional and compatible materials. Acro Props and scaffolding will have packing and be self-supporting and not fixed to the walls so as not to damage historic fabric. It is therefore considered that the proposed works will not harm the special interest of the Listed Building.

As the works are to a GII* Listed Building Historic England were consulted and have issued a letter of flexible authority dated 8 December 2023.

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

Special regard has been attached to the desirability of preserving and

enhancing 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.

- 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 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, 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.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 2021.

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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer