# 2023/4554/L (and parallel works under 2023/3520/P)

41 Fitzroy Street

Matthew Dempsey

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**Site and Significance**

No. 41 Fitzroy Street forms part of a Grade II listed terrace within the Fitzroy Square Conservation Area. Its significance includes its architectural design and materials, evidential value as an early 1800s terraced house, what remains of its historic fabric and plan-form, and its townscape contribution, including its strongly positive contribution to the character and appearance of the conservation area and the setting of neighbouring listed buildings.

**Proposals**

Installation of 2 air conditioning units to flat roof at 1st floor rear of Hotel.

**Impact of Proposals on Significance**

The two air conditioning condenser units will be placed on the roof of the lower ground floor rear extension against the party wall with the neighbouring property. The units will be situated within an acoustic enclosure. There will be visibility of the units from the rear rooms of the host building when looking down into the rear lightwell/yard but this space is already occupied by the modern extension on which the units will sit and although it does not enhance the setting of the building it cannot be said to significantly alter it. There will be no public visibility of the units.

The air supply units will make use of the approved dropped ceilings located within the bathrooms as a discreet location within which to locate the internal units. They will provide cooling to the internal rooms using grilles mounted within the new wall partitions.

The condensers will be mounted on the roof of a modern extension. Internally, the proposed refrigerant pipes will make use of consented service risers as well as new proposed service risers. The pipes will distribute horizontally in the direction of the floor joists before dropping into ceiling zones. The units will be discreetly located within the approved dropped ceiling zone located within the bathrooms, with grilles providing the air supply to the bedrooms, meaning that they do not result in any plant within the main spaces of the rooms or cutting into any fabric other than modern fabric.

The proposals do not result in the loss of historic fabric, do not result in the alteration of character of the main rooms of the building and do not result in harm to the character and appearance of the conservation area. The proposal for listed building consent does not cause harm to the special architectural or historic interest of the heritage asset and the planning application does not cause harm to the setting of listed buildings or the character and appearance of the conservation area.

David McKinstry

Conservation Officer

30/11/23