

Application ref: 2021/1968/L  
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Date: 17 July 2024

**Development Management**  
Regeneration and Planning  
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MWA  
Ground Floor  
Kingfisher House  
45 Market Place  
Henley-on-Thames  
RG9 2AA

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**27 Fitzroy Square**  
**London**  
**W1T 6ES**

#### **Proposal:**

Relocation of two existing condensers and installation of two condensers within acoustic enclosure to roof of ground floor extension. Refurbishment of all floors including replacement of flooring at basement level and ground floor entrance hall, installation of dado rail and refurbishment of WCs (retrospective).

Drawing Nos: 263-001 (PBS) GA-01 Issued 15/07/24; 263-001 (PGF) GA-01 Issued 15/07/24; 263-001 (P1F) GA-01 Issued 15/07/24; 263-001 (P2F) GA-01 Issued 15/07/24; 263-001 (P3F) GA-01 Issued 15/07/24; 263-001(P1F)ELE-01A; 263-001(E1F)ELE-01A; Principle of acoustic enclosure arrangement for condensers prepared by Equus dated 27/11/20; Site location plan; Block plan; Environmental Noise Assessments of Proposed Mechanical Plant prepared by Equus dated December 2020; Letter prepared by J Butterworth Planning dated 18th January 2022  
Heritage Impact Assessment prepared by Border Archaeology dated January 2021;  
263-001 (E1F) GA-01A; 263-001 (E2F) GA-01A; 263-001 (E3F) GA-01A; 263-001 (EBS) GA-01A; 263-001 (EGF) GA-01A; 263-001 (PBS) GA-01E; 263-001 (PGF) FF-01A; 263-001 (PGF) WF-01A; 263-001 (PGF) GA-01E; 263-001 (PBS) ELEV-01A; 263-001 (P3F) GA-01A; 263-001 (P1F) GA-01E; 263-001 (P3F) GA-01E; 263-001 (P1F) FF-01A; 263-001 (P1F) WF-01A; 263-001 (P2F) FF-01A; 263-001 (P2F) WF-01A; 263-001 (P2F) GA-01E; 263-001 (P3F) WF-01A; 263-001 (PBS) FF-01A; 263-001 (PBS) WF-01A;

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

263-001 (PBS) GA-01 Issued 15/07/24; 263-001 (PGF) GA-01 Issued 15/07/24; 263-001 (P1F) GA-01 Issued 15/07/24; 263-001 (P2F) GA-01 Issued 15/07/24; 263-001 (P3F) GA-01 Issued 15/07/24; 263-001(P1F)ELE-01A; 263-001(E1F)ELE-01A; Principle of acoustic enclosure arrangement for condensers prepared by Equus dated 27/11/20; Site location plan; Block plan; Environmental Noise Assessments of Proposed Mechanical Plant prepared by Equus dated December 2020; Letter prepared by J Butterworth Planning dated 18th January 2022; Heritage Impact Assessment prepared by Border Archaeology dated January 2021; 263-001 (E1F) GA-01A; 263-001 (E2F) GA-01A; 263-001 (E3F) GA-01A; 263-001 (EBS) GA-01A; 263-001 (EGF) GA-01A 263-001 (PBS) GA-01E; 263-001 (PGF) FF-01A; 263-001 (PGF) WF-01A; 263-001 (PGF) GA-01E; 263-001 (PBS) ELEV-01A; 263-001 (P3F) GA-01A; 263-001 (P1F) GA-01E; 263-001 (P3F) GA-01E; 263-001 (P1F) FF-01A; 263-001 (P1F) WF-01A; 263-001 (P2F) FF-01A; 263-001 (P2F) WF-01A; 263-001 (P2F) GA-01E; 263-001 (P3F) WF-01A; 263-001 (PBS) FF-01A; 263-001 (PBS) WF-01A;

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.

- 2 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 Reason for granting consent

The proposed location and size of the air conditioning acoustic enclosure matches that recently approved at the adjoining property, 28 Fitzroy Square (2020/1045/P) which also provides space for four condensers. Alternative measures from the cooling hierarchy have been considered and discounted as they would not be feasible in the context of this Grade II\* listed building.

The internal refurbishments are minimal. The applicant agreed to omit chemical damp proofing from the application as this would have been detrimental to the fabric of the listed building. The works carried out include the replacement of the timber floor in the entrance hall with tiling. Evidence has been provided which demonstrates that the removed timber boards were modern. The

applicant has confirmed that the floor underneath is concrete. Therefore, no harm would be caused by the executed works as no alterations have been made to skirtings or other fabric of historic interest.

The planning and appeal history of the site has been taken into account when coming to this decision. One objection was received prior to making this decision and has been taken into account.

Special regard has been attached to the desirability of preserving or 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.


As such, the proposed development is in general accordance with policy D2 of the Camden Local Plan 2017. The development also accords with the NPPF and the London Plan 2021.

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 2023.

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 written over a light blue rectangular background.

Daniel Pope  
Chief Planning Officer