

Camden Planning **Application No:**  
**2011/5382/P**

Change of use of No. 7 Fitzroy Square from offices (Class B1) to residential (Class C3) and erection of building to rear comprising basement; lower ground, ground, first to third floor and mansard roof storey (following demolition of No. 11 Grafton Mews (Class B1) to provide 1 x studio, 3 x 1-bedroom and 2 x 2-bedroom flats and 1 x 3-bedroom (in rear building) and 1 x 4-bedroom house with staff accommodation (in front building and lower ground floor of rear building), installation of glass lift shaft on rear elevation of 7 Fitzroy Square and replacement of windows at basement and ground floor level on front elevation of 7 Fitzroy Square.

**Project: 7 Fitzroy Square & 11 Grafton Mews London W1T 5HL**  
**Schedule of submitted conditions**

**03 March 2014**

**BROOKSMURRAY ARCHITECTS**

Number	Condition details	notes
Condition 1:	The development hereby permitted must be begun not later than the end of three years from the date of this permission.	*
Condition 2 :	All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.	As per application information
Condition 3 :	The development hereby permitted shall be carried out in accordance with the following approved plans: 91 9-PO00 (Site Location Map); PHOI ; E001; E002; E003; E004; E005; E006; E008; E009; E010; E011; P001; P002; P003; P004; P005; P006; P007; P008; P009; P010; PO1 1; and JP001.	*
Condition 4 :	No development shall take place until full scale sample panels of the materials to be used in the construction of the external surfaces of the development hereby permitted have been erected on-site for approval in writing by the Council. The sample panels of all facing materials should include facing brickwork, render, glazing, window framing, balconies and roof slate demonstrating the proposed colour, texture, facebond and pointing (as relevant). The development shall be carried out in full and strict accordance with the materials thus approved.	<b>These are present on site for inspection</b>
Condition 5 :	Detailed drawings, and/ or samples as appropriate, in respect of the following, shall be submitted and approved in writing by the Council before the relevant part of the work is begun. a) Plan, elevation and section drawings of all new doors at a scale of 1 : 10 b) Plan, elevation and section drawings of all new windows including jambs, head and cill, of all new window openings at a scale of 1:10 with typical glazing bar details at 1:1.	<b>Submitted as part of this pack</b>
Condition 6 :	Details in respect of the green wall on the rear elevation of the new mews building (including construction, planting and maintenance) shall be submitted to and approved in writing by the Council before the development commences. The new building shall not be occupied until the approved details have been implemented, and the green wall shall be permanently retained and maintained in accordance with the approved details thereafter.	<b>Submitted as part of this pack</b>
Condition 7 :	The proposed noise mitigation measures to keep the indoor noise levels below the British Standard 8233 identified in External Noise Assessment Cover Note dated October 201 1 shall be implemented during the	*

	construction phase of the proposed development and shall be permanently maintained and retained as such thereafter.	
Condition 8 :	Before the development commences, details of the proposed cycle storage area for at least 10 cycles shall be submitted to and approved in writing by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units and therefore permanently and retained thereafter.	Previously submitted.
Condition 9 :	Prior to first occupation of the new residential accommodation hereby approved, the refuse and recycling storage facilities shown on the drawings hereby approved shall be provided. All refuse and recycling storage facilities shall be permanently maintained and retained as such thereafter.	*
Condition 10 :	No part of the flat roof at rear fourth floor level of the new mews building hereby approved shall be used as a roof terrace, and any access onto the roof shall be for maintenance and emergency purposes only.	note
Condition 11 :	The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, approve and monitor the critical elements of both permanent and temporary basement construction works throughout their duration to ensure compliance with the design which has been checked and approved by a building control body. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.	Previously submitted.
Condition 12 :	The development hereby permitted shall not be commenced until detailed design and method statements for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority (in consultation with London underground) which: <ul style="list-style-type: none"> <li>- provide details on all structures</li> <li>- accommodate the location of the existing Underground structures and tunnels;</li> <li>- accommodate ground movement arising from the construction thereof; and</li> <li>- mitigate the effects of noise and vibration arising from the adjoining operations within the structures and tunnels.</li> </ul>	Previously submitted.

\*Complied with or conditions in compliance with.