

James Penfold
DP9
100 Pall Mall
LONDON
SW1Y 5NQ

Application Ref: **2013/0353/L**
Please ask for: **Jason Traves**
Telephone: 020 7974 **2123**

11 March 2013

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

Listed Building Consent Granted

Address:
11 Fitzroy Square
London
W1T 6BU

Proposal:

Erection of 2 storey rear infill extension at lower ground and ground floor level (following removal of existing lower ground floor level conservatory), replacement of window with door at rear ground floor level, new window at first floor level to Fitzroy Street elevation, creation of terraces at rear ground and first floor level and internal alterations including removal of floor at first floor level in annexe to create double height space, modifications to partitioning, replacement of fireplaces, flooring, repair work to cornicing, and installation of lift all in connection with existing dwellinghouse (Class C3).

Drawing Nos: Location plan, block plan; Existing Drgs Prefix: 151-P6-151-X: 25-00; 20-00; 21-00; 22-00; 23-00; 24-00; 26-00; 30-00; 31-00; 32-00; 33-00; 35-00; 37-00; 40-00; 41-00; 43-00; 46-00; 40-55-01; 40-55-02; 40-55-06; 40-55-08; 40-55-09; 40-50-01; 40-50-02; 40-50-05; 40-51-01; 40-51-02; 40-51-04; 40-51-05; 40-51-06; 40-52-01; 40-52-02; 40-52-04; 40-52-05; 40-53-01; 40-53-02; 40-53-04; 40-54-02; 40-54-04; 40-54-05; 51-01; 51-fireplace-00; 53-02; Proposed Drgs Prefix 151-P6-151-P: 25-00; 20-00; 21-00; 22-00; 23-00; 24-00; 26-00; 30-00; 31-00; 32-00; 33-00; 35-00; 37-00; 40-00; 41-00; 43-00; 46-00; 40-



55-01; 40-55-02; 40-55-05; 40-55-06; 40-55-07; 40-55-08; 40-55-09; 40-50-01; 40-50-02; 40-50-04; 40-50-05; 40-51-01; 40-51-02; 40-51-04; 40-52-01; 40-52-02; 40-52-04; 40-52-05; 40-52-06; 40-53-01; 40-53-02; 40-53-04; 40-53-06; 40-54-02; 40-54-04; 40-54-05; 51-01; 51-fireplace-00; 52-01; 52-02; 53-east 01-00; 20-10; 21-10; 22-10; 23-10; 24-10; 26-10; 30-10; 31-10; 32-10; 33-10; 35-10; 37-10; 40-10; 41-10; additional mechanical service related drgs Prefix: 151-P6-15-P:2-00; 22-00; 3-00; 23-00; 24-00; 3128-M-01-P2; 3128-M-05-P1; Planning Statement prepared by DP9 dated Jan 2013; Historic Building Impact Assessment prepared by Julian Harrap Architects dated Jan 2013 (rev A); Statement of Significance prepared by Julian Harrap Architects dated Jan 2013 (rev B); Design and Access Statement prepared by Carmody Groarke dated Jan 2013; Structural report and Schedule of Works prepared by Price and Myers dated Dec 2012; Correspondence form Anstey Horne dated 04 Jan 2013; Correspondence and attached tree survey prepared by Landmark Trees dated 11 Dec 2012; Noise report prepared by EMTEC dated 08 Jan 2013.

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 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.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Notwithstanding the details hereby approved, the following detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun unless otherwise agreed in writing:

- a) Typical details including sections at 1:10 of all window types (including jambs, head and cill), ventilation grills, external doors, of the screen to the rear at basement level as well as the infill between rooms and the spa area
- b) Detailed design and specification including sections at 1:10 of the well area extension, internal atrium and basement
- c) Details of treatment of the fireplace having regard to the realignment of the main stud wall at fourth floor
- d) Detailed design and specification of all new fireplaces
- e) Details of any works to lintels
- f) Manufacturer's specification details of all facing materials (to be submitted to the

Local Planning Authority) and samples of those materials (to be provided on site) as well as any details of cleaning and re-pointing of brickwork.

g) A structural engineers method statement internal alterations

h) Detailed design and specification drawings of all new services

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

In addition to the above details to be approved, building works shall be carried out in accordance with the following requirements unless otherwise agreed in writing by the Council prior to commencing the relevant part of the development:

i) Making good and matching original work in terms of materials and execution

j) where possible joinery that is removed shall be retained, protected and reused/reinstated

k) Any hidden features to be retained in situ and the council contact to establish the process forward regarding retention, recording and salvage

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting listed building consent.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policy CS14 (Promoting high quality places and conserving our heritage); and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policy DP25 (Conserving Camden's heritage). For a more detailed understanding of the reasons for the granting of this listed building consent, please refer to the officer report.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

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