

James Gorst Architects Ltd
House of Detention
Clerkenwell Close
London
EC1R 0AS

Application Ref: **2011/0308/L**
Please ask for: **Katrina Christoforou**
Telephone: 020 7974 **5562**

17 August 2011

Dear Sir/Madam

DECISION

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

Listed Building Consent Refused

Address:
3 Fitzroy Square
London
W1T 5HG

Proposal:
Erection of 3 storey mews building to rear (following demolition of existing mews building) including a rear roof terrace at first floor level; excavation at basement level beneath the mews property and courtyard and refurbishment works to the main house (Class C3).

Drawing Nos: LKB09_001; LKB09_002; LKB09_003; Existing Basement Plan; Existing Ground Floor Plan; Existing First Floor Plan; Existing Second Floor Plan; Existing Third Floor Plan; Existing Roof Floor Plan; Existing Elevations - Mews House; Existing Elevations - Main House; Existing Section AA; Existing Section BB; Existing Section CC; LKB09_100 A; LKB09_101A; LKB09_101-AA; LKB09_102; LKB09_103; LKB09_104; LKB09_105; LKB09_150; LKB09_200; LKB09_201; LKB09_202A; LKB09_301A; LKB09_302; LKB09_303; Ground Survey Report (Soiltechnics, 2/11/10); Schedule of Condition (James Gorst Architects, 21/07/2010); Structural Engineering Report D133388 (Scott Wilson, 15/11/2010); Statements relating to Camden Development Policies DP23 and DP27 MB/MB/11070/D133388 (Scott Wilson, 1/07/2011); Historic Support Statement (Historic Buildings Consultants, 08/2010); PPS5 and Conservation Area Statement (James Gorst Architects); Schedule of Decoration for Removal (James Gorst Architects, 10/02/11); Door Removal/Replacement Schedule; Sarnafil detail drawings 114CO, 124CO, 134CO,



184CO, 234CO, 414CO, 524CO, 714CO; 402/ASS/003; Servicing Strategy Proposals D133260 Rev 02 (Scott Wilson, 01/07/2011); Code for Sustainable Homes: Pre-Assessment (Scott Wilson, 07/2011); Lifetime Homes Revised Criteria (July 2010); Existing and Proposed Floor Areas; and Vibration Survey Report 4242/VIB (RBA Acoustics, 11/10/10).

The Council has considered your application and decided to **refuse** listed building consent for the following reason(s):

Reason(s) for Refusal

- 1 The proposed works to the listed building in the absence of an acceptable redevelopment scheme to replace the existing mews building would detract from the special interest of this grade I listed building and be harmful to its setting contrary to policy CS14 (Promoting High Quality Places and Conserving our Heritage) of the London Borough of Camden LDF Core Strategy and DP25 (Conserving Camden's Heritage) of the London Borough of Camden LDF Development Policies.

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