

Delegated Report		Analysis sheet		Expiry Date:		08/07/2014	
		N/A		Consultation Expiry Date:		30/06/2014	
Officer				Application Number(s)			
Alex McDougall				1. 2014/3044/P 2. 2014/3078/L			
Application Address				Drawing Numbers			
27 Fitzroy Square London W1T 6ES				Refer to draft decision notices.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposals							
1. Erection of a single storey ground floor rear infill extension, new door opening in existing ground floor rear extension, new skylight in rear courtyard and alterations and additions to the front lightwell. 2. Erection of a single storey ground floor rear infill extension, new door opening in existing ground floor rear extension, new skylight in rear courtyard, alterations and additions to the front lightwell and internal refurbishment including new partitions, wall openings and bathroom and kitchen fitouts.							
Recommendation(s):		1. Grant Planning Permission 2. Grant Listed Building Consent					
Application Type:		1. Full Planning Permission 2. Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notices					
Informatives:							
Consultations							
Adjoining Occupiers:	No. notified	03	No. of responses No. electronic	00 00	No. of objections	00	
Summary of consultation responses:	Site Notice: 22/05/2014 – 12/06/2014. Press Notice: 22/05/2014 – 12/06/2014.						
Bloomsbury CAAC comments:	No response received.						
English Heritage:	English Heritage considered that the proposal to remove all of the existing fireplaces was unacceptable (Officer Comment: The Applicant has agreed to maintain the fireplaces and has provided amended plans to this effect). Accordingly, English Heritage have provided authorisation for Council to determine the application as they see fit.						
Site Description							
The site is occupied by a 4 storey plus basement mid-terrace Grade II* listed building on the western							

side of Fitzroy Square in the Fitzroy Square Conservation Area. The subject building fronts Fitzroy Square. The building was most recently in use as offices, but is currently vacant. The area is characterised by a mix of uses.

Relevant History

27 Fitzroy Square (subject site)

8470338: Installation of a new staircase between second and third floors and moving of partition between front rooms on third floor. Granted 07/03/1985.

Relevant policies

National Planning Policy Framework 2012

National Planning Practice Guidance 2014

London Plan 2011

Camden LDF Core Strategy 2010

CS1 Distribution of growth

CS5 Managing the impact of growth and development

CS8 Promoting a successful and inclusive Camden economy

CS9 Achieving a successful Central London

CS13 Tackling climate change through promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

Camden Development Policies 2010

DP13 Employment sites and premises

DP22 Promoting sustainable design and construction

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance (updated 2013)

CPG1 Design

CPG3 Sustainability

Fitzrovia Area Action Plan 2014

Fitzroy Square Conservation Area Appraisal and Management Strategy 2010

Assessment

1. Detailed Description of Proposed Development

1.1. The following internal alterations are proposed:

- a) Various partitioning in rear basement rooms.
- b) Removal of partition at second floor level.
- c) New washroom and kitchen fitouts throughout.
- d) Refurbishment throughout.

1.2. The following external works are proposed:

- a) Single storey ground floor rear infill extension. The extension would be to the side of the rear of the existing ground floor rear extension, leaving a courtyard between the rear wall of

the original dwelling and the rear extension. The proposal would be 4.3m in depth, 2.6m in width, 3.9m in height and provide an additional 10sqm of office floor space.

- b) New door in existing rear extension.
- c) New skylight to rear courtyard.
- d) Alterations and additions to front lightwell including removal of two wall grilles to the external vaults, addition of two low level recessed lights to the external staircase and new metal handrail to the staircase.

1.3. The Applicant submitted amended plans deleting the originally proposed removal of all internal fireplaces in response to comments from Council's Conservation Officer and English Heritage.

2. Principle of Development

Council LDF Policies CS8 and DP13 state that Council will generally support new, high quality employment floor space. The proposal results in an additional 10sqm of floor space and makes the existing floor space more attractive to potential occupiers. As such the proposal is considered to be acceptable in principle subject to a detailed assessment on the following grounds:

- a) Listed Building, Conservation Area and Design
- b) Amenity of Adjoining Occupiers
- c) Standard of Office Space
- d) Sustainability

3. Listed Building, Conservation Area and Design

3.1. *Internal alterations*

The proposed internal alterations are considered to be of an acceptable design, and have an acceptable impact on the listed building, for the following reasons:

- a) The basement works are to non-original fabric which is of no heritage significance.
- b) The opening at second floor level is considered to be acceptable as the detailing in the room is not of particular historic interest and it is not considered to be a primary room in which the sense of space is important.
- c) The existing bathrooms and kitchens to be replaced are not original and it is not practical to reinstate the kitchen in its historic location as the building is in use as offices.
- d) The proposed internal works would be carried out in keeping with the design of the existing original fabric. Notwithstanding, a condition requiring matching design is recommended.

3.2. *Rear extension*

The proposed rear extension is considered to be of an acceptable design, and have an acceptable impact on the listed building and the conservation area, for the following reasons:

- a) The proposal, at a single storey above ground level, is considered to be in keeping with the scale of the original four storey building.
- b) The area to the rear of the Fitzroy Square properties is characterised by large rear extensions, some of which are multi storey and extend the full depth of the property. In particular the mews building to the rear is two stories in height and borders the site directly. As such the proposal is considered to be in keeping with the character of rear extensions in the area.
- c) The proposal would maintain a courtyard to the rear and maintain the existing remaining original ground floor rear window.

- d) The proposal will be finished in materials which match the existing extension. Notwithstanding, it is recommended that a condition should be included requiring that matching materials be used.

3.3. Alterations to front lightwell

The proposed changes to the front lightwell are considered to be of an acceptable design, and have an acceptable impact on the listed building and the conservation area, as the changes are minimal in scale, will improve the accessibility of the lightwell and are not readily visible from the public footpath.

For the reasons listed above the proposed development is considered to be consistent with policies CS14, DP24 and DP25 of the London Borough of Camden's Local Development Framework as well as Camden Planning Guidance on Design.

4. Amenity of Adjoining Occupiers

The only adjoining or nearby property to be affected by the proposed rear extension is the rear garden of the adjoining building to the south. The adjoining garden currently has a low level of amenity owing to the 2 storey full depth rear extension on the site and the 2 storey wall of the adjoining mews building to the rear. Furthermore, the majority of the garden is taken up by a large skylight for the basement below. As such the single storey extension proposed, which is to the north of the adjoining garden, is not considered likely to result in a material increase in overshadowing, loss of daylight, loss of outlook, sense of enclosure or the like. The adjoining property is currently in use as offices and as such it is not considered to be as important to protect the amenity of this space. The proposal does not include any side windows and as such is not considered to result in any privacy impacts on adjoining properties. The other elements of the proposal are not considered likely to have a material impact on the adjoining and nearby properties.

For the reasons listed above the proposal is considered to be in accordance with Development Policy DP26 of the London Borough of Camden's Local Development Framework.

5. Standard of Office Space

The proposal is considered to provide an acceptable standard of office space for the following reasons:

- a) The proposal will provide a new skylight in the courtyard to provide light to the existing basement.
- b) The new bathrooms and kitchens will modernise the offices and make them more attractive to potential occupiers.
- c) The modifications to the lightwell will provide improved access to the lightwell which provides servicing for the offices.

6. Sustainability

LDF Policy DP22 requires developments to incorporate sustainable design and construction measures. The new extension will be built in line with existing building regulations. As the proposal is retrofitting an existing listed building and not adding significant additional floor space there is limited scale for the incorporation of sustainable design features. In this case the level of sustainability is considered to be commensurate with the scale of works and thus satisfy the requirements of the policy.

7. Recommendation

7.1. Grant Planning Permission.

7.2. Grant Listed Building Consent