

# Firstplan

26 FITZROY SQUARE, LONDON,  
W1T 6BT.



PLANNING,  
HERITAGE  
DESIGN AND  
ACCESS  
STATEMENT

**Firstplan Ltd.**

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Appeal Ref:

Firstplan Ref: 13181

Date: April 2014

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## **DOCUMENTS**

- DOCUMENT 1: PHOTOGRAPHS OF SITE**
- DOCUMENT 2: 2010/5063/P DECISION NOTICE AND OFFICER'S REPORT FOR 22 FITZROY SQUARE**
- DOCUMENT 3: CORRESPONDENCE WITH PREVIOUS OFFICE TENANTS**
- DOCUMENT 4: EXAMPLES OF OFFICE ACCOMMODATION AVAILABLE IN LOCAL AREA**
- DOCUMENT 5: SECTION SHOWING RESTRICTED NATURAL LIGHT INTO BASEMENT**



## SECTION 1: INTRODUCTION

- 1.1 This Planning Statement has been prepared by Firstplan in support of planning and listed building consent applications for change of use from offices (B1) and a two bedroom flat (C3), to a five bedroom family house (C3) with associated internal listed building alterations.
- 1.2 The property is part of a grade II\* listed terrace of thirteen properties on the western side of Fitzroy Square. The proposal will restore the grade II\* property back to its original use as a residential town house.
- 1.3 The offices have been vacant since October 2012. Marketing evidence is submitted in support of the application. The issues associated with the use of the building as offices include security concerns from the shared staircase with the existing flat, unsatisfactory office layout, difficulties associated with installing ICT equipment and air conditioning due to the listed status, and high rates despite a reasonable rent.
- 1.4 The proposals for change of use will make good use of the existing property. A high quality family home will be provided which will enable significant investment in the building.
- 1.5 This report sets out the planning considerations behind the proposed development scheme. Section 2 provides a description of the site and surrounding area, whilst section 3 provides a description of the proposal. Section 4 identifies the specific planning issues. Section 5 provides a Heritage Statement. The Design and Access Statement is set out in section 6 and the conclusions are detailed at section 7.



## SECTION 2: SITE DESCRIPTION AND BACKGROUND INFORMATION

### a) Description of the Application Site and Surroundings

- 2.1 The application site is situated in Fitzrovia to the western side of Fitzroy Square and forms part of a grade II\* listed terrace of thirteen properties (Nos. 20 – 32 consecutive). The Georgian square is of early nineteenth century construction c.1832-35.
- 2.2 No.26 comprises basement, ground, three upper floors and attic accommodation. The property has been extended to the rear in the past at basement, ground and first floor.
- 2.3 The front elevation is characterised by a stucco façade with round-arched ground floor sliding sash windows and square sash windows to the upper floors. This is replicated along the whole terrace with a continuous cast iron balcony running along the first floor.
- 2.4 The property was originally built as a single family house. The current operative use of the building is for office (B1) use to the basement, ground, first and second floors with a residential apartment at third floor and attic levels. The two uses share one entrance and staircase which presents practical issues such as security for each use.
- 2.5 The offices have been vacant since Autumn 2012. The surrounding properties are a mixture of residential and office uses.
- 2.6 Photographs of the property are attached at document 1.

### DOCUMENT 1

### b) Planning History

#### i. The Application Site

- 2.7 There are a number of historical permissions relating to the property, such as internal alterations granted in 1974 (HB784), a rear extension granted in 1977 (HB1666), and external repairs granted in 1986 (8670316).



- 2.8 More recently, a certificate of lawful existing use was granted in April 2008 (ref: 2008/0812/P). The certificate of lawfulness established the use of the second floor as offices.
- 2.9 Prior to the certificate of lawfulness, two planning applications in 1956 and 1965 (ref: AR/TP/46154/NW and CTP/H12/27/1/962) had previously sought to regularise the use of the second floor. However, these applications were refused as the second floor was allocated for residential purposes and the Council wanted to protect this.

ii) Surrounding Area

- 2.10 Since 2006, planning permission has been granted for the change of use Nos. 7, 8, 22, 33 and 34-5 Fitzroy Square from offices to residential.
- 2.11 Of particular interest is No.22 Fitzroy Square which is part of the same listed terrace at No.26 and was granted permission in 2010 (2010/5063/P). The officer's report confirms that no marketing evidence was submitted but the change of use was considered acceptable as the building was not considered to have a layout suitable for use outside Class B1(a). The change of use was welcomed in listed building terms. A copy of the decision notice and officer's report is attached at document 2.

**DOCUMENT 2**



## SECTION 3: APPLICATION PROPOSAL

- 3.1 This application proposes the change of use from offices (B1) and a two bedroom flat (C3), to a five bedroom family house (C3) with associated internal listed building alterations. The proposal will restore the grade II\* listed property back to its original use.
- 3.2 The basement will comprise an entertainment room, gymnasium and guest room. The layout will remain as existing apart from the insertion of a partition within the modern part of the basement to create a bathroom.
- 3.3 The main entrance will remain unaltered at the ground floor with a dining room, office and kitchen provided at this level. The only alterations comprise replacement of existing modern doors with a partition between the two main rooms.
- 3.4 Two reception rooms will be located on the first floor level with no changes to the plan form. On the second, third and attic floors five bedrooms will be provided with one doorway closed off at second floor level and another door removed. New bathrooms will be installed.



## SECTION 4: PLANNING CONSIDERATIONS

- 4.1 This section of the report discusses the key planning issues affecting the application proposal in the light of the relevant planning policies.
- 4.2 The statutory development plan for the site comprises the London plan (2011 with revised early minor alterations), the Camden Core Strategy (2010), the Camden Development Policies DPD (2010) and the Fitzrovia Area Action Plan (2014). The Fitzroy Square Conservation Area Appraisal and Management Strategy (2010) is also relevant.
- 4.3 The National Planning Policy Framework (NPPF) is a material consideration. The guidance states that at the heart of the planning system, there is a “presumption in favour of sustainable development”, which should be seen as a “golden thread” running through both plan-making and decision taking. The document highlights at Paragraph 14 that local planning authorities should positively seek opportunities to meet the development needs of their area, approving development proposals that accord with the development plan without delay.
- 4.4 The site is located within the Central Activities Zone and the Fitzroy Square Conservation Area (designated 1980). There are no specific employment designations relating to the area.
- 4.5 The key planning issues for consideration are the principle of the loss of B1 office space, the principle of the provision of one five bedroom property and the impact of the proposal on the heritage asset.
- a) Principle of the loss of offices**
- i) National Planning Policy Framework
- 4.6 The NPPF sets out a presumption in favour of sustainable development. It seeks to encourage the effective use of land by reusing land that has been previously developed (brownfield land) and seeks to boost significantly the supply of housing, including a wide choice of high quality homes.





- 4.7 Paragraph 51 explains that local planning authorities should seek to bring empty buildings back into residential use and states that:

**“They should normally approve planning applications for change to residential use and any associated development from commercial buildings (currently in B use classes) where there is an identified need for additional housing in the area, provided that there are not strong economic reasons why such development would be inappropriate.”**

ii) Local Policy

- 4.8 Policy CS8 from the Core Strategy (2010) and Policy DP13 from the Development Policies DPD (2010) provide Camden’s approach to the protection of employment sites and business premises. Camden Planning Guidance 5 (CPG5) provides additional guidance on circumstances where the Council will consider alternative uses for employment sites.

- 4.9 Policy DP13 seeks to retain buildings suitable for continued business use and will resist change to non-business unless it can be demonstrated that a site or building no longer suitable for its existing business use; and there is evidence that the possibility of retaining, reusing or redeveloping the site or building for similar or alternative business use has been fully explored over an appropriate period of time.

- 4.10 The policy also states that:

**“When it can be demonstrated that a site is not suitable for any business use other than B1(a) offices, the Council may allow change to permanent residential uses.**

- 4.11 Additionally, CPG5 sets out the priority for the replacement of office space to be permanent housing and establishes a preference for older office buildings or buildings that were originally built as dwellings, such as the proposal site.

- 4.12 The Fitzroy Square Conservation Area Appraisal and Management Statement states that:

**“13.8 Owners will be encouraged to keep listed buildings occupied and in an appropriate use. The most appropriate use will be to retain a listed building in its original use.”**



iii) Analysis

- 4.13 No. 26 is no longer considered to be viable office space. It was originally constructed as a residential dwelling and does not provide quality purpose built office accommodation. Potential for alterations to the building are restricted by its grade II\* listed status and it would be difficult to create modern office space without causing significant harm to the historic fabric of this heritage asset.
- 4.14 The owners had the property valued by agents in October 2012 and were advised that the property was in need of refurbishment. Taking this into consideration, the rent they could expect without this work was in the mid to high £30's per sq ft. If refurbished they could expect to achieve £42.50 per sq ft. It was therefore decided to market the property at £28 per sq ft which is a low figure and therefore likely to attract tenants.
- 4.15 The business rates payable to Camden are £33,136 for the year ending 2015. This has been considered high by potential tenants who have generally been happy with the rent proposed but have been put off by the rates and other issues relating to the building.
- 4.16 During the 18 months which the property has been vacant there have been no potential tenants as set out in the submitted marketing evidence. In order to find a tenant the following strategies have been implemented:
- Owners of the property followed potential leads from previous tenants, Richmond Towers, and other businesses known to them. This resulted in 10 viewings between November 2010 and May 2013 as detailed in the submitted marketing evidence
  - Marketing with Andrew-Scott Robertson as detailed in letters dated 20<sup>th</sup> January 2014 and a report of 8<sup>th</sup> April 2014 resulting in around 30 viewings in 2013.
  - Since October 2013 the owners have had the property placed with film support location agencies. This has resulted in 14 viewings for flexible short term lets
  - Currently marketing with Hudsons
- 4.16 The previous occupants terminated their tenancy as the premises did not suit current office standards. These included being unable to provide open plan office space,



sufficient cabling for the ICT equipment, being unable to install modern air conditioning systems and the historic residential layout (which remains in place) resulting in an unsatisfactory office layout with health and safety issues.

- 4.17 The poor internal arrangement with the offices and flat sharing the main staircase results in security and privacy issues for both premises. The office rooms have to remain unlocked throughout the day to meet the needs of occupants; however, this provides potential access to the office space by occupants of the top floor flat and their visitors. This has caused problems for office tenants in the past. In particular, when the flat tenants had visitors or deliveries there were strangers on the main staircase and there have been burglaries.
- 4.18 Correspondence between the previous tenant and the owners of the building is attached at document 3.

**DOCUMENT 3**

- 4.19 The existing building is not compliant with the Equality Act (2010) with no lift facility for employees with mobility impairments. Given the Grade II\* listing it is anticipated that the installation of a lift within this heritage asset would be considered to harm the special character of the building.
- 4.20 Furthermore, the building does not provide any dedicated servicing facilities with the part-pedestrianised road immediately to the front of the premises reserved for taxi's and motorcycles only.
- 4.21 No.26 therefore competes poorly compared with modern purpose built properties in the area. There is ample office stock in the local area with a large amount of new office floorspace coming forward in Euston and Kings Cross. Examples of office accommodation in the local area in April 2014 are attached at document 4. The loss of the amount of floorspace proposed is insignificant when the supply of offices in the area is considered. Furthermore, the Employment Land Review and the Core Strategy sets out that there is potential for the required amount of new office space to be exceeded.

**DOCUMENT 4**



- 4.22 The premises would be unsuitable for alternative employment uses outside of Class B1(a) owing to its internal layout, lack of servicing and location close to residential properties. The committee report for No.22 Fitzroy Square found that the property was considered to have extremely limited potential for adaptation for uses outside B1(a) and was therefore found acceptable in the context of Policies CS8 and DP13. No.26 has a very similar layout and therefore the same considerations apply.
- 4.23 Overall, given that the building is vacant, the building does not suit modern office business needs, the site is not suitable for other employment uses, the practical issues with the shared entrance and the benefits of restoring this listed building to its original use, the proposal should be considered acceptable in planning terms.

**b) Provision of five bedroom property**

- 4.24 Policy DP5 confirms that the Council will contribute to the creation of mixed and inclusive communities by securing a range of self-contained homes of different sizes. It sets out that in considering the mix of dwelling sizes the council will take into account the priorities table, the character of the development, the site and the area, including the impact of the mix on child density; site size, and any constraints on including homes of different sizes; and the economics and financial viability of the site, including the demand for homes of different sizes.
- 4.25 The priorities table sets out that: 2 bedroom dwellings are a very high priority; 3 bedroom, 4 bedroom and larger dwellings are a medium priority; and 1 bedroom dwellings are a lower priority.
- 4.26 The supporting text confirms that the Council will be flexible when assessing development against Policy DP5 and will take into account the character of the development, the site and area. Where a development involves re-use of an existing building, this may limit the potential to provide a range of dwelling sizes. Issues that can arise include the creation of access via an existing staircase or lift; respect for the integrity of existing structural walls and patterns of windows; changes in floor level; and heritage designations (listed building and conservation area status) that may restrict alterations and the Council will have regard to these issues.
- 4.27 In response to this Policy, the property is grade II\* listed and retains much of its original plan form with one central staircase providing access to the upper floors and a secondary ancillary staircase to the basement. It is not appropriate to consider the



potential for providing a greater number of dwellings on the upper floors as this would require significant changes to the historic floor plan which would be harm the heritage asset.

- 4.28 The potential to provide a separate flat in the basement has been explored; however the basement fails the natural light tests as set out in Figure 10 and Paragraph 4.26 of CPG2: Housing. This confirms that where lightwells are less than three metres deep a 30 degree line should be drawn and the glazed area above this line should total not less than 10% of the floor area of the room. A section showing this 30 degree line is provided at document 5 and shows that none of the rooms will meet this standard. It is not possible to increase the size of the lightwell to the front as this would cause significant harm to the heritage asset. It may be feasible to slightly increase the lightwell to the rear but this would have to be done sensitively to not harm the heritage asset and would impact on the provision of the amenity space available for the family dwellinghouse. In addition there would not be an acceptable outlook from a basement flat and the access into it would be steep.

#### **DOCUMENT 5**

- 4.29 The access into the basement is steep and is slippery in inclement weather. The property would therefore not be suitable for elderly people or young families and would fail to meet Lifetime homes standards in relation to access.
- 4.30 The provision of a basement flat would also necessitate the removal of original stairs between the basement and ground floors. The basement has always been connected to the upper floors and therefore these works could be considered to harm the heritage asset.
- 4.31 In summary, options for providing more than one residential unit have been explored but are not appropriate given the grade II\* status of the listed building and the need to comply with the Council's standards to provide a. It is noted that No.22 was not required to provide more than one unit as set out in document 2 attached to this consent.



**c) Conservation and design issues**

i) National Planning Policy Framework

4.32 Section 12 of the NPPF sets out guidance in relation to conserving and enhancing the historic environment. Paragraph 131 sets out that in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

4.33 Paragraph 132 sets out that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. The designated heritage assets in this case are the listed building and the conservation area.

ii) London Plan

4.34 Policy 7.8 confirms that development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

iii) Local Policy

4.35 Policy CS14 confirms that Camden's rich and diverse heritage assets and their settings, including conservation areas, and listed buildings and archaeological remains should be preserved and enhanced.

4.36 Policy DP25 part f) confirms that the Council will only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building. Part b) of the policy explains that



the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area.

iv) Analysis

- 4.37 The principle of the change of use from offices to residential in terms of design issues was considered acceptable at the pre-application stage. All proposed bathrooms have been located to the rear of the property following advice from the conservation officer.
- 4.38 In listed building terms, restoring No.26 Fitzroy Square back to its original use should be welcomed. This is supported by the Fitzroy Square Conservation Area Appraisal and Management Statement and the NPPF. The proposals will secure the optimum use of the heritage asset and its long term conservation.
- 4.39 The change of use will enhance the special interest of the building and the minimal alterations proposed are sympathetic and will not harm the original historic fabric. The proposal is therefore in accordance with Policy DP25 from the Development Policies DPD. Further discussion of the heritage asset is provided in section 5 of this report.

**d) The quality of accommodation to be provided**

i) The London Plan

- 4.40 Policy 3.5 sets out that the design of all new housing developments should enhance the quality of local places. Providing the highest quality of housing developments internally, externally and in relation to the local context is considered to be of strategic importance.
- 4.41 Table 3.3 provides minimum space standards for flats including 113sqm for a four bedroom five person flat with an additional 10sqm per extra bedspace/person. The proposed house will be 424sqm and therefore comfortably achieves this standard.
- 4.42 The London Design Guide provides more detailed standards including room size standards, such as a minimum combined floor area of living, dining and kitchen spaces of 23sqm, and a minimum floor area of 12sqm for a double bedroom. The proposed house exceeds these standards.



ii) Local Policy

- 4.43 Policy DP6 sets out that all housing development should meet lifetime homes standards. A Lifetime Homes Statement is submitted in support of the application and confirms that the house can meet the majority of standards but is subject to listed building constraints.
- 4.44 Policy DP26 requires developments to provide:
- an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;
  - facilities for the storage, recycling and disposal of waste;
  - facilities for bicycle storage; and
  - outdoor space for private or communal amenity space, wherever practical
- 4.45 Residential development standards are set out in the Camden Planning Guidance (2011) CPG 2 (2011) which includes internal space standards, guidance on layouts, daylight and sunlight.
- 4.46 The house will meet the minimal room size standards and provides a reasonable outdoor amenity space for a family house in central London. Bicycle storage will be provided in the existing basement store and refuse storage can be accommodated internally.
- 4.47 In summary the proposed house will comply with the London Plan and Camden standards and will provide a high quality home.





## SECTION 5: HERITAGE IMPACT ASSESSMENT

5.1 The site is part of a grade II\* listed terrace and is located within a conservation area. The NPPF sets out that there is a presumption in favour of the conservation of designated heritage assets. It is therefore important to analyse the existing heritage assets, in order to assess the impact of the proposals.

5.2 The listed building description states that:

**“Terrace of 13 houses forming the western side of Fitzroy Square. c1832-35. Stucco with rusticated ground floor. EXTERIOR: 4 storeys and basements. 3 windows each. 3 windows at each end and centre 7 windows projecting. Round-arched ground floor openings linked by impost bands. Doorways with pilaster-jambs carrying cornice-heads; fanlights (some radial patterned) and panelled doors. Sash windows in shallow, plain stucco recesses. Upper storeys with square-headed, recessed sashes. Continuous cast-iron balcony to 1st floor windows. Moulded 2nd floor sill band. Main cornice with plain frieze below attic storey. Cornice and blocking course. Central bays with 4 Ionic engaged columns in antis rising through 1st and 2nd floors. 1 bay to either side with pilasters rising through 1st and 2nd floors and recessed, tripartite sash windows, those on the ground floor being segmental-arched. No.32 with 3 window (all blind) return to Grafton Way. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with tasselled spearhead finials to areas. Cast-iron foot scrapers and most with mosaic top steps. HISTORICAL NOTE: No.21, was the home of Robert Gascoyne Cecil, 3rd Marquess of Salisbury & Prime Minister (GLC plaque). No.29 was the home of George Bernard Shaw and from 1907-11 Virginia Woolf had rooms here (commemorative plaques). This terrace complements the Adam blocks in the square, though it is very different in design. (Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: London: -1949: 52-8).”**

### a) Analysis of the Building’s Setting

5.3 The site is situated in the Fitzroy Square Conservation Area. The Fitzroy Square Conservation Area Appraisal and Management Strategy (2010) provides details on the history and character of the area.

5.4 The Appraisal sets out that the Fitzroy Square Conservation Area is a distinctive and consistent area of late 18<sup>th</sup> and early 19<sup>th</sup> century speculative development. Owing to the relatively short period of its development, the area generally retains a



homogenous character. It is an excellent example of Georgian town planning which combined dwellings with ancillary uses and services.

- 5.5 Fitzroy Square forms the principal focus of the area and has a strong, unifying effect. It is a well-proportioned space, enclosed by fine terraces of originally unified composition, with a circular central garden containing mature trees. The square is pedestrianised and there is a greater degree of enclosure to its northern side as a result of the continuation of the terraces along Fitzroy and Conway Streets
- 5.6 The area was one of the last projects designed and planned by architect Robert Adam, with his brother James, who built the terraces enclosing the east side followed by the south side of the square in the early 1790s. The architectural quality and historical importance of these terraces is signified by their grade I listing. Adhering to the Palladian style, the four-storey, Portland stone fronts were designed to present a uniform facade to the square. For architectural emphasis, the central and end sections project forward and have more ornate surface treatment
- 5.7 The slightly later northern and western terraces have a plainer elevational treatment and are listed grade II\*. They are of the same scale and share similar common details such as the rusticated ground floor, arched ground floor openings and decorative railings at first floor level
- 5.8 The area was originally developed as a fashionable residential district for the wealthy, with ancillary uses in the surrounding streets. The area's changing fortunes and diminishing status as a residential area during the later 19<sup>th</sup> century led to the creation of a mix of uses and the subdivision of large, single family homes into offices, flats, shops and small-scale commercial uses. Today the square has a mix of uses and a pleasant pedestrianized character.

#### **b) Analysis of the Existing Building**

- 5.9 Fitzroy Square was laid out in 1790 and building on the east side began in 1792, followed by the south side in 1794. The building of the north and west sides were delayed by the Napoleonic wars until 1827 and 1832-35.
- 5.10 No.26 retains much of its original plan form but the lower floors were converted into office use in the 20<sup>th</sup> Century. At this time the second floor was retained as residential floorspace but was subsequently used as offices and a certificate of lawfulness for this was granted in 2008.



- 5.11 The property was extended to the rear in the 1970s and internal alterations were also permitted at this time. Since then there have been no alterations to the historic fabric of the building.
- 5.12 The property has value as part of the important square and an Edwardian town house. Externally, the front and rear elevations retain their original sash windows with internal shutters and details such as the rusticated ground floor, arched ground floor openings and decorative railings at first floor level provide attractive features.
- 5.13 Internally original features are still present including the internal entrance doors, staircases, cornicing and skirtings to the ground and first floors. The ground and first floors contain the principal where the most grand features are retained. The top floors where the flat has been created have few internal features of historic merit. The rear extension is a modern construction.

**c) Justification and Mitigation of Proposed Works**

- 5.14 The application proposes to restore the original use of the property and will therefore enhance the heritage asset.
- 5.15 All original features of value will be retained and the works proposed have been minimised. The only proposed partition is to the basement which is in the rear extension and therefore does not impact on historic fabric. At ground floor level the doors which are proposed to be infilled are modern. At second floor level it is proposed to close a doorway and remove the door which separates the flat from the offices, it is probable that this was installed when the building was converted to mixed use in the 20<sup>th</sup> Century.
- 5.16 Overall, the proposed works preserve and enhance the listed building and should therefore be considered acceptable.



## SECTION 6: DESIGN AND ACCESS STATEMENT

### a) Use

- 6.1 The application proposes change of use from offices (B1) and a two bedroom flat (C3), to a five bedroom family house (C3).

### b) Scale and Amount

- 6.2 The application proposes change of use to create a five bedroom property of 424sqm. The application is purely a conversion and not extensions to the building are proposed. The scale and amount of development is appropriate as it makes good use of existing floorspace and allows for a high standard of accommodation to be provided.

### c) Layout

- 6.3 The proposed house will be laid out in a traditional way with the kitchen, living and reception rooms at ground and first floor levels and the bedrooms on the upper floors. At basement level an entertainment room, gym and bedroom will be provided.
- 6.4 The layout has been planned to involve minimal alterations to the plan form of the listed building and the only changes to the plan form include the provision of a partition in the non-original part of the basement.
- 6.5 The bathrooms have been located to the rear of the property following pre-application advice from the conservation officer.

### e) Appearance

- 6.6 The appearance of the exterior of the property will be unaffected by the proposals. Internally the original features will be retained and enhanced.

### f) Landscaping

- 6.7 There are no changes to the landscaping proposed as part of this application.

### g) Access

- 6.8 Access to the property will be retained as existing via the main entrance at ground floor level with a secondary ancillary access at basement level.



## SECTION 7: CONCLUSIONS

- 7.1 The application proposes change of use from offices (B1) and a two bedroom flat (C3), to a five bedroom family house (C3) with associated internal listed building alterations.
- 7.2 The offices have been vacant since October 2012 and marketing evidence has been submitted in support of the application. There are significant issues associated with the use of the building as offices include security concerns from the shared staircase with the existing flat, unsatisfactory office layout, difficulties associated with installing ICT equipment and air conditioning due to the listed status and high rates. The marketing has therefore been unsuccessful in finding a new tenant for the property.
- 7.3 The provision of a single family dwellinghouse will restore the property back to its original use and will provide a high quality family home. It is appropriate to provide one large dwelling given the listed status of the property.
- 7.4 The proposals involve minimal changes to the fabric of the building. Original features will be retained and the listed building will be enhanced.
- 7.5 As such, we trust favourable consideration can be given to these proposals.



## **DOCUMENT 1**



1. Basement Front Room



2. Basement



3. Front Entrance Ground Floor



4. Ground Floor Rear Room





5. First Floor Front Room



6. Second Floor Front Room



7. Second Floor Rear Room



8. 3<sup>rd</sup> Floor Flat – Dining Room



9. 3<sup>rd</sup> Floor Flat – Bathroom



10. 3<sup>rd</sup> Floor Flat – Kitchen



11. Attic Floor

## **DOCUMENT 2**

Ms Tracey Rust  
Bell Cornwell LLP  
St Mary's Court  
The Broadway  
Old Amersham  
Bucks  
HP7 0UT

Application Ref: **2010/5063/P**  
Please ask for: **John Sheehy**  
Telephone: 020 7974 **5649**

7 February 2011

Dear Sir/Madam

### DECISION

Town and Country Planning Acts 1990 (as amended)  
Town and Country Planning (General Development Procedure) Order 1995  
Town and Country Planning (Applications) Regulations 1988

#### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**22 Fitzroy Square**  
**London**  
**W1T 6EN**

Proposal:

Change of use from office (Class B1) on basement, ground and first floor level to residential use to form a single dwelling house.

Drawing Nos: Site Location Plan; FS/01 Existing Floor Plans; FS/01 Proposed Floor Plans (Indicative).

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; FS/01 Existing Floor Plans; FS/01 Proposed Floor Plans (Indicative).

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy particular regard to policies CS1 (Distribution of growth), CS5 (Managing the Impact of growth and development) and CS8 (Promoting a successful and inclusive Camden economy); , with the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP13 (Employment sites and premises), DP16 (The transport implications of development), DP18 (Parking standards and limiting the availability of car parking), DP19 (Managing the impact of parking), DP26 (Managing the impact of development on occupiers and neighbours) and DP29 (Improving access). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

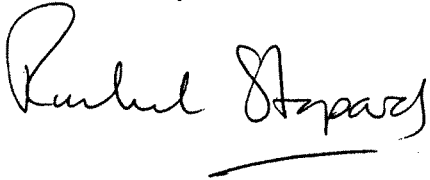
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email [ppp@camden.gov.uk](mailto:ppp@camden.gov.uk) or on the website [www.camden.gov.uk/pollution](http://www.camden.gov.uk/pollution)) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Urban Design and Renewal, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 You are advised that policy DP6 of the London Borough of Camden Local

Development Framework Development Policies encourages all new housing developments to be accessible to all and meet "Lifetime Homes" standards, and the Council welcomes any measures that can be introduced to facilitate this. You are advised to consult the Access Officer, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 2310) to ensure that the internal layout of the building is acceptable with regards to accessibility by future occupiers and their changing needs over time.

- 6 This permission is granted without prejudice to the necessity of obtaining listed building consent, which will be required before any internal or external alterations to the fabric of the building are undertaken.

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

Yours faithfully



Rachel Stopard  
Director of Culture & Environment

It's easy to make, pay for, track and comment on planning applications on line. Just go to [www.camden.gov.uk/planning](http://www.camden.gov.uk/planning).



<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		16/11/2010	
		N/A		<b>Consultation Expiry Date:</b>		22/10/2010	
<b>Officer</b>				<b>Application Number</b>			
John Sheehy				2010/5063/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
22 Fitzroy Square London W1T 6EN				Refer to draft decision			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal</b>							
Change of use from office (Class B1) on basement, ground and first floor level to residential use to form a single dwelling house.							
<b>Recommendation:</b>		<b>Granted subject to S106</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>4</b>	No. of responses No. electronic	<b>0</b> <b>0</b>	No. of objections	<b>0</b>
<b>Summary of consultation responses:</b>		Site Notice displayed from 29 <sup>th</sup> of September to 20 <sup>th</sup> of October. No comments, objections or expressions of support received to date.					
<b>CAAC/Local groups comments:</b>		No response received.					
<b>Site Description</b>							
The application site is situated in a 'palace front' terrace of 13 houses forming the western side of Fitzroy Square. The terrace was erected c1832-35 and comprises 4-storey plus basement houses. The terrace is listed Grade II* and located in Fitzroy Square Conservation Area. The property is occupied by the Jerwood Charitable Foundation and the 2 upper floors of the property are in use as a maisonette.							
<b>Relevant History</b>							
A number of applications for change of use of the entire building from residential use to offices were refused permission between 1981-4 (Refs. M12/27/22/32854, M12/27/G/34101(R1), M12/27/G/35136, M12/27/G/35137 and 8401017).							
In September 1985 a Planning Inspector dismissed appeals against three of these refusals (refs. M12/27/G/34101(R1), M12/27/G/35137 and 8401017); however granted permission for retention of the use of the upper 2 floors as a maisonette with offices on the lower floors in accordance with application ref. M12/27/G/37092.							
<b>Relevant policies</b>							
<b>LDF Core Strategy and Development Policies</b>							
<b>Core Strategy</b>							
CS1 Distribution of growth							
CS5 Managing the Impact of growth and development							
CS8 Promoting a successful and inclusive Camden economy							
<b>Development Policies</b>							
DP6 Lifetime Homes and Wheelchair Housing							
DP13 Employment sites and premises							
DP16 The transport implications of development							
DP18 Parking standards and limiting the availability of car parking							
DP19 Managing the impact of parking							
DP26 Managing the impact of development on occupiers and neighbours							
DP29 Improving access							

## Assessment

**Proposal:** change of use from office (Class B1a) on basement, ground and first floor level to residential use to form a single dwelling house with no internal or external works. The applicant has stated that the Jerwood Charitable Foundation had found alternative accommodation more suited to its needs and no longer required to retain this site.

The office space is laid out as follows:

- Basement: office/ meeting room with 2 workstations and storage room to rear;
- Ground floor: office with 2 workstations (1 currently unused) and reception/ waiting room to the rear;
- First floor: boardroom to the front, chairman's office to the rear.

### Assessment:

#### Principle of change of use in land use terms

Policies CS8 and DP13 generally seek to protecting existing employment use where there is potential for that use to continue. In particular, these policies seek to protect floorspace that is capable of being used flexibly within B1c/B8 use. The policies specifically relate to larger sites that can provide for flexible employment floorspace; however, they also apply to smaller sites. The more flexible a site is in terms of providing floorspace that could be used for alternative B1c/B8 uses, the less likely a change to another use would be acceptable.

Policy DP13 states: "Where it can be demonstrated that a site is not suitable for any business use other than B1(a) offices, the Council may allow a change of use to permanent residential uses or community uses". No marketing evidence or other information of has been provided to justify the loss of the existing employment use on the site. However, this building is a Grade 1 listed former residential property located within a Conservation Area and adjacent to a London Square. It is therefore not considered to have a layout suitable for use outside of Class B1(a) Offices and has extremely limited potential for adaptation for such use. As a result, the site is not considered suitable for continued employment use other than B1a. The loss of the existing employment space and change of use to a single dwelling is considered to be acceptable in the context of Policies CS8 and DP13.

#### Other issues

Given that the proposal relates solely to the change of use and no external works are proposed, the development is not considered to have any detrimental impact on amenity of any neighbouring occupiers.

The building is listed and a reversion to its original use is welcomed in listed building terms. Any internal or external alterations would require listed building consent. This is considered to afford sufficient protection against external alterations which may impact on its character and appearance. As a result it is not considered to be necessary to attach a condition removing permitted development rights.

The building would revert to its original use as a single dwellinghouse and would comfortably meet Camden's Residential Development Standards.

The site has a Public Transport Accessibility Level of (PTAL) of 6b (excellent) and is within the "Clear Zone Region", the entirety of which is considered to suffer from parking stress. The site is also within Bloomsbury Controlled Parking Zone which operates Mon-Fri 08:30 - 18:30 and has a ratio of parking permits issued to available parking bays of 1.08:1. This means that more parking permits have been issued than the number of spaces available: the CPZ is therefore highly stressed. The existing residential space on the upper floors of the building is ancillary to the ground floor offices and is not self-contained - it is considered to be ancillary accommodation falling within Class B1a use. The proposal would result in the creation of a new self-contained residential unit. As a result it is considered to be reasonable and necessary to remove on-street parking rights. The mechanism whereby this obligation is secured is a S.106 Legal Agreement. The proposed dwellinghouse is considered to have adequate internal space to comfortably store at least one bicycle.

Policy DP6 encourages all new homes to comply with Lifetime Homes Standards as far as possible. The constraints of the scheme are such that not all criteria can be met: however an informative is attached to the permission encouraging the applicant to undertake any measures that can be introduced to comply with Lifetime Homes Standards.

**Recommendation:** grant permission subject to conditions and a Section 106 Legal Agreement.

**Disclaimer**

*This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613*

## **DOCUMENT 3**

Brian Morris and Roger Jupe  
Longstile Ltd  
6 Wood Ride  
Petts Wood  
Kent  
BR5 1PX

21<sup>st</sup> June 2010

26 Fitzroy Square

Dear Brian and Roger

As promised, we have prepared a draft lease for 26 Fitzroy Square, using the existing draft from 2007 as a starting point. Please find a copy enclosed. You will see that a number of changes have been made, the most significant of which are:

- other than a general requirement to keep the premises in good order, the requirement to redecorate at the end of the term has been deleted;
- sub-letting/underletting to be permitted, subject to your consent.

The issue of the top floor flat is not addressed but will need to be resolved before the lease can be agreed. The current situation – which has now resulted in many strangers having 24 hour access to the entire building – is intolerable for professional, security and insurance reasons. Our suggestion is that, when it becomes vacant, the flat can no longer be let to or used by third parties without our approval and also that we should be able to rent it from you if we wish (subject to agreeing rent, of course).

On the subject of rent, we have concluded that in the current business circumstances, we cannot consider a rent increase.

Assuming that all of this is acceptable, our solicitor - Nigel Zaoskoufis, of Simons Muirhead & Burton, 8-9 Frith Street, London W1D 3JB – is waiting to hear from your solicitor to complete the process.

Best regards.

Yours sincerely



Ian Jesnick



Robert Metcalfe

Brian Morris  
Longstile Ltd  
6 Wood Ride  
Petts Wood  
Kent  
BR5 1PX

14<sup>th</sup> July 2010

**26 Fitzroy Square**

Dear Brian

Thank you for your letter of 12<sup>th</sup> July.

I have enclosed a marked-up copy of the current draft lease, showing where all the changes have been made from the Batchelor's 2005/6 original. A great deal has, of course, changed since then, in terms of this business, the wider world and the way in which we use and occupy the building. We have tried to address much of this in the new draft. The issue of the flat, its current occupancy and future use, nevertheless remains of major concern.

It would make absolute sense to get together and discuss all the outstanding issues. Unfortunately, I am on holiday from tomorrow until the end of the month. Can we fix a date for you, me and Ian during the first week in August?

Yours sincerely



**Robert Metcalfe**  
**Managing Director**



Brian Morris  
Longstile Ltd  
6 Wood Ride  
Petts Wood  
Kent  
BR5 1PX

23<sup>rd</sup> August 2010

**26 Fitzroy Square**

Dear Brian


Thank you for your letter of 31<sup>st</sup> July.

I think it is worth addressing some over-arching issues, without getting in to too much detail.

Firstly, the request to consider a lease arrangement once again with Longstile was not initiated by us, but came from Roger who suggested that it was personally very important for him to have a signed lease on this building in order to raise funds for a separate property transaction. Before Roger mentioned this I honestly thought the issue of a lease had gone away as it had not been mentioned in the previous couple of years. Given our existing tenancy status, it is not of desperate importance to us to have a formal lease, but we have been happy to advance the process because of Roger's request.

Secondly, you (collectively) asked us to prepare a draft lease based on the Batchelor's original. This is what we – at the cost of some time and expense – have done, and in doing so have produced a draft with which we are broadly comfortable. That it has many differences from a draft produced four to five years ago and not implemented is not really relevant. Almost all of the "petty" changes have simply been made in the redrafting process to reflect the reality of our occupancy now, rather than what we imagined it would be like when the original was produced. We think the latest version is eminently **reasonable**, a much underrated quality which should provide the basis of many more agreements.

And thirdly, we did indeed "shake hands" with Roger over lunch in May on the principle of a lease with a rent of £70,000 for the first two and a half years, a break clause at that point, and a rent of £80,000 for a further two and a half years. While this is fine as the "heads", it is conditional on further discussion (or negotiation) about a number of outstanding issues, not least the possibility of a rent-free period, the Budden tenancy and future occupancy of



the flat, building maintenance, etc. All of these of course remain unresolved and are good reasons for a meeting soon.

That would seem to be your Plan A suggestion – start with some sort of lease draft (and of course we expect you to make amendments) – discuss and resolve any issues.

Plan B looks to be the same, but with an agreed and limited number of discussion areas.

Plan C remains under wraps. Without knowing what it is, there may thus be other options. A possible Plan D could be to stay as we are: no lease, but an established tenancy. Plan E (which is probably more appealing to you) could be no formal lease, but a gentlemen's agreement on terms. Incidentally, should we pursue this route I am 100% convinced it would be honoured by both parties.

Each of these routes has advantages and disadvantages for all parties but at the moment we honestly have no strong preference, other than that Plan E is probably the easiest and cheapest to execute (though does not meet Roger's initial needs).

We are keen to meet with you as soon as possible in order to talk through all the options in a constructive and cordial (reasonable?) way to try and push things forward.

Yours sincerely



**Robert Metcalfe**  
Managing Director



**Ian Jesnick**  
Chief Executive

cc. R Jupe



**From:** <Nigel.Zaoskoufis@smab.co.uk>  
**To:** <MWalkington@batchelors.co.uk>  
**Date:** 04/04/2011 16:57  
**Subject:** RE: 26 Fitzroy Square London - Subject to Lease  
**Attachments:** Richmond companies 2009 approved accounts.zip

Dear Mark

I refer to our telephone conversation of earlier this afternoon.

I am sorry for the delay in reverting back to you but I have been away from the office due to chickenpox.

As I explained, my clients will not accept your amended form of underlease and they have highlighted the following as serious problems (which we discussed over the telephone):-

1. My clients will not under any circumstances accept any dilapidation obligations and therefore my amendment to clause 3.4.1 must stand and clause 3.4.4 must be deleted.
2. My clause 3.9.6 allowing my clients to sub-let the premises must be reinstated. My clients regard its removal as unacceptable.
3. Your new Clause 2.6 of the Second Schedule is not agreed. My clients wrote to your clients last year on 21 June 2010 and said in this connection:-

"The issue of the top floor flat is not addressed but will need to be resolved before the lease can be agreed. The current situation - which has now resulted in many strangers having 24 hours access to the entire building - is intolerable for professional, security and insurance reasons. Our suggestion is that, when it becomes vacant, the flat can no longer be let to or used by third parties without our approval and also that we should be able to rent it from you if we wish (subject to agreeing rent, of course)

I have also noticed that you have changed the break dates from 2013 to 2012. I think that these should now be 2014.

I understand that our clients have a meeting next Monday and shall be grateful if we could resolve as much as possible before the meeting. To speed matters up, please telephone me directly on 020 3206 2778.

I also attach the reports and accounts for the group companies as requested.

Regards  
Nigel Zaoskoufis  
SIMONS MUIRHEAD & BURTON

> -----Original Message-----

> From: Mark Walkington [mailto:MWalkington@batchelors.co.uk]

> Sent: 13 April 2011 12:15

> To: Nigel Zaoskoufis

> Subject: RE: 26 Fitzroy Square London - Subject to Lease

>

> Nigel

>

> My clients have now reported to me following their meeting with yours on  
> Monday. As indicated to your clients, our clients are prepared to agree  
> some of the points contained in your email under reply subject to the  
> Lease being completed by no later than 30 June 2011. For the avoidance  
> of doubt my clients will agree:-

>

> 1. Repair etc - my clients will accept your clause 3.4.1, but with the  
> addition of a new clause 3.4.4 regarding Decoration "The Tenant shall  
> maintain a good standard of decorative finish and attractiveness and  
> shall redecorate the Premises as often as may be necessary for this  
> purpose."

>

> 2. Clause 3.9.6 my clients will permit subletting, but I attach a draft  
> form of clause that they will accept. Kindly confirm that this is  
> approved.

>

> 3. Break dates - this is to remain as 2012 - the commencement of the  
> term of the lease will also remain as 1 July 2010.

>

> 4. Flat. Your clients can have no veto over the flat, nor can they  
> obstruct access in any way. Provided the Lease is in place by 30 June  
> 2011, my clients are prepared to provide a side letter confirming that  
> your clients can have a right of first refusal if they wish to take a  
> lease of this area, such right to exist for a period of 14 days  
> following notification to your clients that it is available for letting.  
> If your clients decide not to take the flat on the terms offered, or if  
> different terms cannot be concluded by agreement within the 14 day  
> window, then our clients will initially seek to identify a Tenant from  
> sources known to them, but this is entirely a matter for their  
> discretion. If this is not possible then they will market the flat more  
> widely through letting agents.

>

> Perhaps you would confirm that these represent your clients  
> understanding of the meeting. I look forward to hearing from you.

>

> Kind Regards

> Mark

>

> Mark Walkington

> Managing Partner

> BATCHELORS

>

> Direct Line +44 (0)20 8768 7033

> Email: mwalkington@batchelors.co.uk

>

> Batchelors Solicitors

SPARE

Brian Morris Esq  
Longstile Limited  
6 Wood Ride  
Petts Wood  
BR5 1PX

30 January 2012  
Our ref: MEW/MAW/33974/1

E-Mail - [mwalkington@batchelors.co.uk](mailto:mwalkington@batchelors.co.uk)  
direct dial: 020 8768 7033

Dear Brian

**Re: 26 Fitzroy Square London W1T 6BT**

Thank you for your fax of 13 January 2012 which was received while I was out of the office on a 3-day course. I apologise for the slight delay in getting back to you.

I attach a draft of an email which I propose to send to Nigel Zaoskoufis. You will see that I have adopted a slightly different approach from that set out in your letter, namely that the incentive that is given to RTCL is what is contained in proposal B. I do not think that proposal A will take matters forward, which you are certain that they will reject out of hand in any event, and which may serve to confuse.

I have previously advised you that if there is to be any incentive for RTCL entering into the lease, it is probably in the form of granting the lease of the top floor flat. RTCL have previously informed you that they are concerned about the top floor flat being let to third parties and they have asked for vetos and/or the ability to take a lease themselves. Either this will incentivise them to complete the lease of the whole building or it will not. It seems fairly plain that they will not complete the lease of the commercial parts in isolation; had they been provided to do so, they would undoubtedly have done so before now.



Steven Wilbourn  
Nicholas Stotesbury  
Andrew Harmer  
Mark Walkington  
Daniel Skinner  
Sarah Hickey  
Matthew Mies  
Adrian Whichcord  
Thane Wilson  
Mary Martil

ASSOCIATES

Gavinder Ryat  
Clare Rattray  
Sharon Bell  
Nick McKnight

PRACTICE DIRECTOR

Bernard Stotesbury



Brian Morris & Roger Jupe  
Longstile Ltd.  
6 Wood Ride  
Petts Wood  
Orpington  
Kent  
BR5 1PX

11 May 2012

Subject to Contract and Without Prejudice

Dear Roger and Brian

Rob and I have come to the decision that it is time for Richmond Towers to consider a move out of 26 Fitzroy Square.

To this end, we would like to commence negotiation of a formal arrangement whereby we agree mutually acceptable terms with regard to timing and conditions for us vacating the premises by the end of September 2012.

This will give you greater flexibility in terms of what you want to do with the premises in the shorter and longer term; and it will allow us to plan ahead with certainty for the coming financial year.

We will instruct our agents to consult with yours, and move ahead as quickly as possible in order to realise the proposed agreement.

Kind regards

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Ian Jesnick', written over a faint, illegible printed name.

Ian Jesnick

cc Tobi Crosbie (DeVono) & Ian Oswin (Curchod)

## **DOCUMENT 4**

# COMMERCIAL PROPERTY LISTINGS

OFFICES  
RETAIL / GALLERIES  
MIXED USE  
FREEHOLDS

West End and Fringe  
Locations

**020 7580 1010**

**www.ldg.co.uk**

**daniel@ldg.co.uk**

**faisal@ldg.co.uk**

**cary@ldg.co.uk**



**LDG**

THE WEST END SPECIALISTS



**t: 0207 580 1010**  
**ldg.co.uk**



**Ground Floor, 23 Tavistock Place, Bloomsbury, London, WC1H**  
**BRIGHT, REFURBISHED OFFICE TO LET WITH OWN ENTRANCE**

**Location:**

The premises occupies a prominent location on the north side of the street, virtually at its junction with Woburn Place in the heart of Bloomsbury, benefiting from good passing trade and many local amenities including the Brunswick centre. Transport links are excellent with Russell Square, Holborn and Euston underground Stations being within close proximity.

**Annual Rent £15,000**                      350 Approx Sq ft



**Ground Floor, 5 Percy Street, Fitzrovia, London, W1T 1DG**  
**GROUND FLOOR OFFICE TO LET**

Ground floor office to let within this smart and attractive period building. The accommodation comprises of one spacious open plan room and is located towards the rear of the building.

The property is located on the south side of Percy Street which is approximately 200 metres to the north of Oxford Street, linking Tottenham

**Annual Rent £21,000**                      551 Approx Sq ft



**First Floor, 33 Newman Street, Fitzrovia, London, W1T 1PY**  
**FIRST FLOOR OFFICE TO LET**

Offices to let covering the entire first floor of this four storey period building. The accommodation is divided into a main office and an additional meeting room/boardroom and benefits from having high ceilings and a fitted kitchenette.

The property is well located in the area north of Oxford Street known as

**Annual Rent £27,500**                      639 Approx Sq ft



**1 Great Titchfield Street, Fitzrovia, London, W1W 8AU**  
**SELF-CONTAINED OFFICE FLOORS TO LET**

**Location:**

The property is located close to market place, art and media location on the west side of Great Titchfield Street. Transport facilities are excellent with Oxford Circus underground station being within easy walking distance.

**Annual Rent £35,000**                      666 Approx Sq ft



**First Floor, 63-64 Margaret Street, Fitzrovia, London, W1W 8SW**  
**BRIGHT OFFICE TO LET**

**Location:**

The building is located on the South side of Margaret Street and is situated between Great Titchfield Street and Great Portland Street and benefits from strong transportation links with Oxford Street, Tottenham Court Road Street and Great Portland Street underground stations within close proximity.

**Annual Rent £28,875**

**770 Approx Sq ft**



**Ground Floor, 83 Charlotte Street, Fitzrovia, London, W1T 4PR**  
**GROUND FLOOR OFFICE TO LET**

Smart offices to let covering the ground floor of this mid terraced period building. The space benefits from having good natural light and from being fully self contained.

Charlotte Street is situated within the area just north of Oxford Street known as Fitzrovia. The property is located on the eastern side of Charlotte Street,

**Annual Rent £35,000**

**845 Approx Sq ft**



**Third Floor, 21/22 Great Castle Street, London, W1G 0HZ**  
**THIRD FLOOR OFFICE TO LET**

Smart offices to rent on the third floor of this multi let building. The space consists of a large open plan room and benefits from having its own kitchenette.

The property is ideally located near to the junction of Oxford Street and Regent Street and benefits from the numerous shopping amenities in the

**Annual Rent £34,000**

**859 Approx Sq ft**



**Second Floor, 146 New Cavendish Street, Fitzrovia, London,**  
**FANTASTIC CORNER OFFICE FLOOR TO LET**

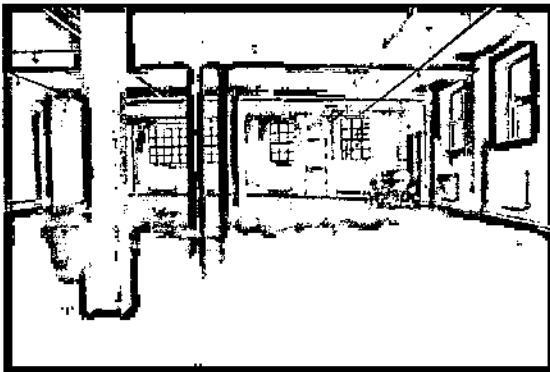
**Location:**

This corner office building is located on the south side of the street at the junction with Ogle Street in the heart of Fitzrovia. Transport links are excellent with Oxford Circus, Goodge Street, Warren Street and Great Portland Street underground stations all being within close proximity.

**Annual Rent £60,000**

**1329 Approx Sq ft**



**25-28 Field Street, Kings Cross, London, WC1X 9DA****FANTASTIC STUDIO / WAREHOUSE STYLE PREMISES TO LET****Location:**

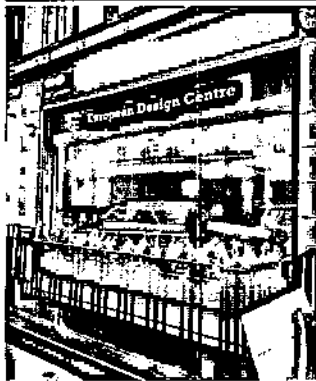
The property is located close to the junction with Kings Cross Road. Transport facilities are excellent with Kings Cross underground station within a short walking distance.

**Description & Accommodation:****Annual Rent £100,000**      1400 Approx Sq ft**Tennyson House, 159-165 Great Portland Street, Fitzrovia,****SUPERB TOP FLOOR OFFICE TO LET****Location:**

The building is located on the West side of Great Portland Street and is situated between Weymouth Street and Devonshire Street and benefits from strong transportation links with Great Portland Street, Warren Street and Oxford Street underground stations within close proximity.

**Annual Rent £81,450**      1810 Approx Sq ft**1st Floor East, Portland House, 4 Great Portland Street,****FANTASTIC OFFICE FLOOR TO LET****Location:**

This corner office building is located on the north side of the street and approximately 80 metres north of Oxford Street in the heart of The West End. It also occupies a position above the ever popular pedestrianised Market Place. Transport links are excellent with Oxford

**Annual Rent £93,000**      2018 Approx Sq ft**Ground & Lower Ground Floors, 20 Margaret Street, Fitzrovia,****SUPERB SELF-CONTAINED PREMISES TO LET****Location:**

The property is situated in the heart of this cosmopolitan fashion and media district, on the north side of Margaret Street, between Great Titchfield Street and Great Portland Street. Oxford Circus underground station and numerous shopping and restaurant facilities along Oxford Street and Market Place are within short walking distance.

**Annual Rent £56,525**      2050 Approx Sq ft



**Ground & Lower, 63 Farringdon Road, London, EC1M 3JB**  
**RETAIL PREMISES TO LET**

Retail premises to let covering the ground floor and basement of this attractive period property. The accommodation benefits from having high ceilings and comprises of the following approximate measurements:

Ground Floor: 1,007 sq ft  
 Lower Ground Floor: 1,097 sq ft

**Annual Rent £45,000**                      2104 Approx Sq ft



**Lisson Courtyard, 54 Lisson Street, Marylebone, London, NW1**  
**NEWLY REFURBISHED SELF-CONTAINED PREMISES**

**LOCATION**

Lisson Street is situated off Lisson Grove, a primarily residential location within the City of Westminster. Lisson Grove is an extension of some of the capital's most affluent and desirable residential areas, with St John's Wood, Maida Vale and Marylebone comprising its immediate surroundings. Its prestigious location is enhanced by its

**Offers in excess of £825,000** 2206 Approx Sq ft



**Moray House, 23-31 Great Titchfield Street, London, W1W 7PA**  
**SHOWROOM PREMISES TO LET**

**Location:**

The property is directly on the junction of Mortimer Street and Great Titchfield Street, within the heart of Fitzrovia, offering good window frontage to an incoming occupier. Local underground stations include Oxford Circus, Great Portland Street and Goadge Street.

**Annual Rent £140,000**                      2219 to 4480 Approx Sq ft



**34-35 Dean Street, Soho, London, W1D 4PR**  
**PRIME MIXED USE FREEHOLD BUILDING FOR SALE IN THE HEART OF SOHO**

**Description**

34/35 Dean Street comprises a prominent mixed use building with B1 office accommodation on basement, ground and first floors. In addition there are three self-contained apartments arranged on the second, third and fourth floors which have been sold off on long leases.

**Offers in excess of**                      8399 Approx Sq ft

For clarification purposes we would advise purchasers that these particulars were prepared in good faith to give a reasonable description of the property. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are for guidance purposes and if such details are of vital importance, purchasers must make their own enquiries.

HUDSONS PROPERTY



HUDSONS

# COMMERCIAL LIST

APRIL 2014



020 7323 2277

HUDSONSPROPERTY.COM

# COMMERCIAL LIST APRIL 2014



**HUDSONS**



**15 CHARLOTTE PLACE, FITZROVIA, WI**  
**£18,000 P/A**

570 sq ft.  
In the heart of vibrant Fitzrovia.  
A1 retail unit  
Lower ground floor and ground floor available  
Close walking distance to Goodge Street station



**18 NEWMAN STREET, WI**  
**£65,000 P/A - LET**

604 sq ft  
Gallery space  
Superb location with excellent footfall  
Extensively refurbished 12 months ago  
Private terrace for guests  
Premium £100,000



**5 SOUTH MOLTEN STREET, MAYFAIR, WI**  
**£18,500 P/A - UNDER OFFER**

364 sq ft.  
Beautiful office available in the heart of Mayfair  
Own entrance / wooden flooring  
Within close walking distance of Bond Street station.



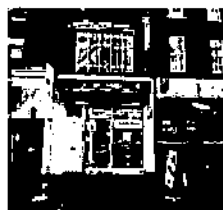
**KINGS COURT, GOODGE STREET, WI**  
**£119,000 P/A**

3000 sq ft  
Self contained offices arranged over the 4th floor  
Meeting rooms and passenger lift  
Excellent location next to Goodge Street station



**25-28 FIELD STREET, KINGS CROSS**  
**£100,000 P/A**

1400 sq ft.  
Inclusive of rent rate and utilities  
A very beautiful large open Gallery space  
Excellent natural light.  
Perfect for staging exhibitions and events  
Parking available



**3 TOTTENHAM STREET, WI**  
**£27,000 P/A**

1100 sq ft  
A1 retail unit  
Ground floor and basement  
Located near to Goodge Street Tube  
Premium £32,000



**CRAWFORD STREET, WI**  
**£29,400 P/A - LET**

604 sq ft.  
Two excellent office suites and communal meeting room  
Prominent location  
Male and Female toilets



**SEVEN SISTERS ROAD**  
**£840,000 - FREEHOLD SALE**

3727 sq ft  
Two self contained buildings  
A1 ground floor and residential uppers  
Both on long leases inside the 1954 act  
Income for both units £44,500

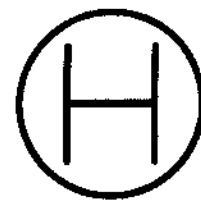


**FRITH STREET, WI**  
**£54,000 P/A - LET**

604 sq ft.  
Beautiful character office suite  
Located in the heart of Soho  
Close to Tottenham Court Road tube station

\*Please be advised we are not retained on all of these properties and those that Hudsons are not retained on, we would need to act on your behalf for a small fee. We work on a "NO DEAL - NO FEE" basis.

# COMMERCIAL LIST APRIL 2014



**HUDSONS**



**19 TOTTENHAM STREET, W1**  
£17,000 P/A

Ground Floor: 320 sq ft  
Basement: 336 sq ft  
Vault Storage: 55 sq ft  
Superb location off Charlotte St & Tottenham Court Road  
Premium £65,000



**6 BROOK STREET, W1**  
£43,425 P/A

590 sq ft  
First floor modern open plan area  
Excellent transportation links  
Ground floor retail space  
Superb central location



**85 MORTIMER STREET, W1**  
£58,000 P/A - UNDER OFFER

1660 sq ft  
A1 retail usage  
Excellent location, good footfall  
Large space laid out over 2 levels, ground floor & lower ground floor retail space available



**22-25 EASTCASTLE STREET, W1**  
£43,200 P/A

960 sq ft  
4th floor modern open plan office  
Central to local amenities  
Excellent transportation routes  
New full repairing and insuring lease



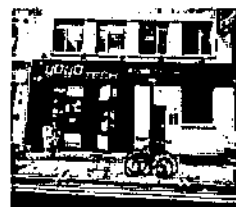
**9 SOUTH MOLTON STREET, W1**  
£110,000 P/A

1030 sq ft  
A1 retail usage  
Superb high end retail location  
Ground floor and basement  
Premium valuable leasehold



**2 WINDMILL STREET, W1**  
£17,800 P/A

412 sq ft  
Furnished  
Central to local amenities  
Excellent natural light  
Shared boardroom and bathroom facilities  
Storage space



**29/30 WINDMILL STREET, W1**  
£55,000 P/A

1284 sq ft  
A1 retail usage  
Excellent central location  
Ground floor retail space  
Natural lighting and air con



**11 SAVILE ROW, W1**  
£35,000 P/A

1089 sq ft  
First floor level area providing reception, office & storage facilities  
High class bespoke location  
Premium on application

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## **DOCUMENT 5**

**DO NOT SCALE**

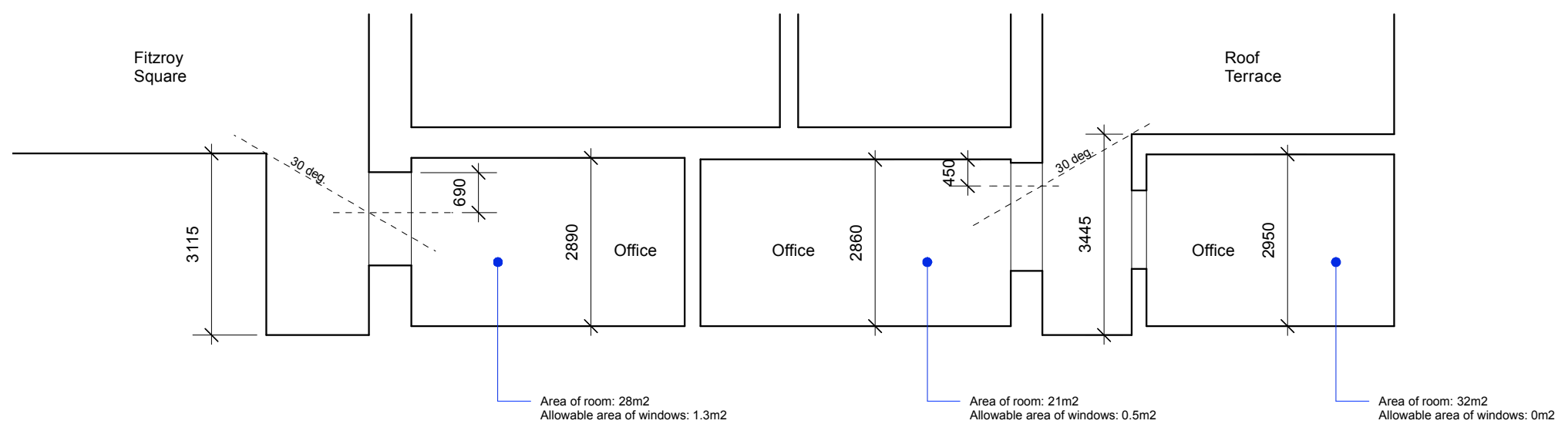
ALL DIMENSIONS AND LEVELS TO BE VERIFIED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT OF WORKS

ANY DISCREPANCIES OR AMBIGUITIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECT PRIOR TO CONSTRUCTION OR FABRICATION

DRAWINGS TO BE READ IN CONJUNCTION WITH RELEVANT ENGINEER'S DRAWINGS

**NORTH**

**NOTES**



**Existing Basement Section**

Nick Umney Architectural  
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www.nickumneyarchitectural.com

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PROJECT **26 Fitzroy Square  
London  
W1T 6BT**

DATE 14.01.14

SCALE 1:100@A3

ISSUE PLANNING

TITLE **Basement Sections**

JOB <b>006</b>	DRAWING <b>PL05</b>	REV
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