

Delegated Report		Analysis sheet	Expiry Date:	04/04/14
		N/A / attached	Consultation Expiry Date:	13/03/14
Officer			Application Number(s)	
Mortimer MacSweeney			1) 2013/8193/P 2) 2014/0048/L	
Application Address			Drawing Numbers	
16 Fitzroy Square London W1T 6EG			Ref. Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<p>1) 2013/8193/P ; Installation of double-glazed 2nd, 3rd and 4th floor rear elevation windows, new sedum roofing installation on existing 2nd floor flat roof at rear, and removal of external air conditioning condensers. (Amended description)</p> <p>2) 2014/0048/L ; Installation of double-glazed 2nd, 3rd and 4th floor rear elevation windows; new sedum roofing installation and removal of air conditioning condensers on existing 2nd floor flat roof at rear; and internal alterations to include removal of air conditioning units, installation of underfloor heating, installation of new kitchen and re-hanging of door at first floor level, and installation of en-suite to new bedroom at ground floor level, the replacement of existing floor boards, light fittings, radiator housings, cupboards, kitchen and bathroom fittings. (Amended description)</p>				
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 Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	23 notified		No. of responses	1	No. of objections	1
Summary of consultation responses:	<p>Site Notice Posted 19/02/2014 expired 12/03/2014 Ham & High Press Notice issued 20/02/2014 expired 12/03/2014.</p> <p>English Heritage issued authorisation to the Council to determine the application in accordance with national and local policy guidance and on the basis of its specialist conservation advice on 03.03.2014.</p> <p>There is one objection from a resident of No.12 Conway Street ; “it overlooks my bedroom & terrace will interfere with privacy. Also object to noise / disruption of carrying out of works”.</p> <p>Case officer’s comment ;</p> <p>The overlooking objection is acknowledged and the agent has amended the application drawings deleting the proposed balustrade around the perimeter of the existing rear flat roof at 2nd floor level. A condition is attached which excludes the use of this flat roof area as an open air terrace for amenity purposes. With ref. to the objection to construction noise, a standard informative regarding working hours has been added.</p>					
CAAC/Local groups* comments: *Please Specify	None. There are no external alterations to the front elevation onto Fitzroy Square					

Site Description

No.16 Fitzroy Square is one of a terrace of seven Grade II* listed houses, formerly symmetrical but now broken by a C20 insertion of different design, located on the northern side of the Square.

The terrace is dated to 1827-28. It is faced in stucco with rusticated ground floor. The terrace is 4 storey high with attics and basement. Typically the terrace houses are 3 windows wide, with round arched ground floor openings with decorative fanlight above the panelled entrance doors. There is a continuous cast iron balcony to first floor windows, and typically the sash windows are set in plain recesses. The central window is flanked by two 2 storey high Ionic pilasters extending from the first floor balcony to the third floor entablature. There is a main cornice with enriched frieze at 3rd floor level. The terrace has slate mansard roofs and dormers behind the front parapet. At pavement level there are attached cast iron railings with tasselled finials to the front basement light well. This terrace complements the Adam terraces, though very different in design, opposite in the Square.

Fitzroy Square is the centrepiece of a planned development of the 1790's by the first Baron Southampton. The east and south side of the square were designed by Robert Adam, one of his last major works before he died in 1792 (built in 1793-8). Adam's unified composition in Portland stone has subdued relief reminiscent of his Edinburgh work rather than his earlier London terraces. The Square is an excellent example of Georgian town planning with a well proportioned space, a central garden, and is enclosed on four sides by fine terraces.

In view of its special historic and architectural interest Fitzroy Square was designated a Conservation Area on 17.03.2010.

Relevant History

The house served as a residence until it became a hospital in 1880, when several alterations were made including openings on each floor through the party wall to No.17. In 1936 the hospital was expanded to include No18. Further alterations were made in the 1960's and 1970's. Significantly the submitted photographic evidence from 1970 shows a view of the rear room at first floor level looking through the newly made opening to the front room, the opening up of the floor structure and the installation of a hoist from the ground floor level, the extensive renewal of floorboards, the removal of the rear room chimney piece, and a front room chimney piece different to what is now in place.

When Nos.16, 17 & 18 were re-converted back to residential use in 1999/2000 the works were extensive. The openings in the party walls were closed up and most of the principle rooms restored to their original dimensions, and much of the original Georgian decoration, cornices etc, was reinstated. All floorboards in the ground and first floors were replaced and new chimneypieces were installed in the main rooms.

2013/5794/Invalid ; Installation of 10 solar panels to front mansard roof slope of top floor flat (Class C3).

2013/5815/Invalid ; Installation of 10 x solar panels to front mansard roof slope of residential property, to include internal installation of inverter within loft (Class C3).

8800470 & 8870185 : Alterations for construction of ramped access over front well area as shown on drawing numbers 4157/01 and 02, permitted 18th Jan.1989.

Relevant policies

LDF Core Strategy and Development Policies

National Planning Policy Framework (NPPF) 2012
London Plan 2011

Camden LDF Core Strategy and Development Policies
CS14 Promoting high quality places and conserving our heritage
DP24: Securing high quality design
DP25: Conserving Camden's Heritage
DP26 ; Amenity of neighbours
Camden Planning Guidance 2011
CPG1 – Design & Heritage

Assessment

The works currently proposed are non-structural, relatively minor and are intended to improve the functioning and amenity of the house as a family residence with minimal affect to its special historic & architectural interest.

The proposals include the installation of double-glazing to the 2nd, 3rd and 4th floor rear elevation windows. Slimlite or Histolite slim double glazing is to be used, which is the thinnest possible available. The Council normally expects single glazing for original windows of listed buildings, and does not accept double glazing for replacement windows on the front elevation, however either Slimlite or Histolite can be acceptable for use with replacement window sections with glazing bars either on rear or secondary elevations. In this instance none of the original historic windows are proposed to be re-glazed – they remain intact. The specific windows selected for double glazing are on the rear elevation and they were all replacement windows installed during the period 2000-2005. Accordingly the effect of the double glazing in this instance will help to increase the thermal performance of the listed building and does not diminish its special historic or architectural interest.

The proposals include the removal of the existing air conditioning condensers on the roof of the existing extension at 2nd floor level at the rear of the house. This is a welcome proposal as these AC condensers are visually prominent in views from the rear and their removal would improve the overall amenity of nearby residents, including the visual and aural amenity for the residents of 12 Conway Street.

It is also proposed to install pre-planned insulated sedum to improve visual aspect, thermal performance, and biodiversity on the flat roof of the rear extension at 2nd floor level. This would be installed on top of the roofing which is set behind the 300mm high perimeter parapet upstand, and its effect is acknowledged to be beneficial in terms of its visual aspect, thermal performance and biodiversity.

At ground and first floor level it is proposed to install underfloor heating between the existing floor joists and replace the narrow modern short length modern floorboards with either reclaimed hardwood parquet flooring or reclaimed wider pine floor boarding. Skirtings and door linings will be adjusted accordingly. Also the existing halogen downlighters will be removed from the ceilings and the conspicuous radiators casings will be removed. As the interior has been subject of previous alterations these internal finishes are modern, the current proposals do not result in the loss of historic fabric, or diminish the listed building's special historic or architectural interest.

In the ground floor rear wing the present kitchen will be removed and the space converted as a bedroom with en-suite bathroom and WC. As this is one of the secondary rooms at the rear of the house where some flexibility is possible, these proposals are considered acceptable.

At first floor level the rear room is to become the kitchen, and the double doors between the front and rear room will be re-hung to swing 180 deg. and lie flat against the central wall. The opening between these two rooms was formed in 1970 and the doors are modern. The conversion of the rear room to a kitchen is a change in the pattern of occupation but it reflects modern living pattern. This layout will allow the family direct connection between the kitchen and living room, which would be functional and desirable for the family. Kitchen services will be routed through the floor structure to the rear light well, and these works should not affect the significance of the listed building and would be reversible.

On the second floor front room the existing modern fitted cupboards on the north wall will be removed and new cupboards installed. In the rear room the existing modern bathroom fittings will be replaced, and a new wc installed. Both the main rooms have previously been converted for their present function (bedroom and bathroom), and the proposed works are a minor re-configuration.

In response to the amenity objection received the agents have amended their drawings to show the deletion of the proposed balustrade around the perimeter of the existing rear flat roof at 2nd floor level. A condition is attached to the permission which excludes the use of this flat roof area as an open air terrace for amenity purposes.

To summarise internally the works are relatively limited to facilitate the better functioning and amenity of the house. The scope of works and effect on the building is limited, no historic fabric will be lost, and its special historic & architectural interest should not be adversely affected. The proposals are considered to be in compliance with the Council's Policies Policies CS14, DP24, DP25, DP26 and Planning Guidance CPG1 and therefore the applications are recommended for approval.