

Ms Kate Matthews
Firstplan
Golden Cross House
8 Duncannon Street
London
WC2N 4JF

Application Ref: **2014/2892/L**
Please ask for: **Tania Skelli-Yaoz**
Telephone: 020 7974 **6829**

3 September 2014

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
26 Fitzroy Square
London
W1T 6BT

Proposal:
Change of use from offices (B1) and 1 x 2 bed flat (C3), to a 1 x 5 bed dwellinghouse (C3) and internal alterations.

Drawing Nos: Site location plan, [Prefix: 006/] (as existing:) PLO1/A, PL02/A, (As proposed:) PL03/B, PL04/A, Planning, Heritage and Design & Access Statement by Firstplan dated April 2014.

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

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



- 2 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 Detailed drawings, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

b) Plan, elevation and section drawings, including jambs, head and cill, of all new window and door openings.

c) Details of service runs for all new bathrooms/kitchens, demonstrating the relationship of new pipework with the structure of the building.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

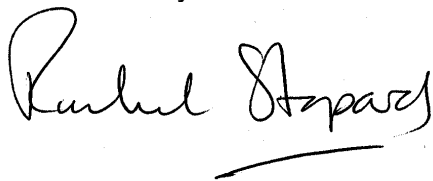
Informative(s):

1

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Rachel Stopard', with a horizontal line drawn underneath it.

Rachel Stopard

Director of Culture & Environment