

Drawings accompanying this document:

- (1) 962-Lb 05a 001,
- (2) 962-Lb 05a 002,
- (3) 962-Lb 05b 001,
- (4) 962-Lb 05b 002,
- (5) 962-Lb 05c 001,
- (6) 962-Lb 05c 002,
- (7) 962-Lb 05c 003,
- (8) 962-Lb 05c 004,
- (9) 962-Lb 05c 005,
- (10) 962-Lb 05c 006,
- (11) 962-Lb 05c 007,
- (12) 962-Lb 05d 001
- (13) 962-Lb 05d 002
- (14) 962-Lb 05d 003
- (15) 962-Lb 05f 001,
- (16) 962-Lb 05g 001,
- (17) 962-Lb 05i 001,
- (18) 962-Lb 07a 001
- (19) 962-Lb 10 001,
- (20) 962-Lb 10 002,
- (21) 962-LB 10 003

INFORMATION ATTACHED TO THIS SCHEDULE
IS THE SUBMISSION FOR APPROVAL ON LISTED BUILDING

CONSENT

FOR No 7 FITROY SQUARE 2011/5549/L

Camden Planning Application No:
2011/5549/L

erection of building comprising lower ground, ground, first to third floor and mansard roof storey (following demolition of No. 11 Grafton Mews) linking to 7 Fitzroy Square, in connection with use of buildings to provide residential accommodation, installation of glass lift shaft on rear elevation of 7 Fitzroy Square and replacement of windows at basement and ground floor level on front elevation of 7 Fitzroy Square and internal alterations.

Project:
7 Fitzroy Square & 11 Grafton Mews London W1T 5HL
APPROVAL OF **CONDITIONS** IN
APPROVED PLANNING PERMISSION

September 2014

INFORMATION FOR APPROVAL ON
LISTED BUILDING CONSENT

CONDITION SCHEDULE

Condition 1

1. Time Limit

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.

REF	Design	Materials	Finish
Condition 1	Note		

Condition 2

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 conditions attached to this consent.

REF	Design	Materials	Finish
Condition 2	To match existing adjacent	To match existing adjacent. Samples are available on site for inspection.	To match existing adjacent

Condition 3

3. All architectural features including (but not limited to) cornices, architraves, skirting, floorboards, balustrades, and fireplaces shall be retained and repaired to match the original work unless shown on the drawings hereby approved.

REF	Design	Materials	Finish
Condition 3	To be retained and repaired to match existing	To be retained and to match existing adjacent as per condition	To be retained and to match existing adjacent as per condition

Condition 4

4. All new joinery work shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

REF	Design	Materials	Finish
Condition 4	To be retained or new to match existing adjacent	To be retained or new to match existing adjacent as per condition	To be retained or new to match existing adjacent as per condition

Condition 5

5. Detailed drawings, and / or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun. The relevant part of the works shall then be carried in accordance with the approved details.

REF	Design	Materials	Finish
Condition 5 (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 including a clear location of the new door and a photo of the existing door to be removed.	Refer to attached drawings – LB 05a 001 & LB 05a 002 for details New to match existing adjacent as per conditions 4	Timber frames. Fire rated to comply with TGD B – min 30(s) min fire rated	Painted white to match existing as per conditions 3&4
Condition 5 (b) All new ironmongery including photos of the existing clearly marked on a floor plan	Existing door ironmongery is modern stainless steel knobs, escutcheons and locks. Refer to attached drawing – LB 05b 001 & LB 05b 002 for details	Proposed materials will be to match building era in style and material – Proposed as brass.	As supplied
Condition 5 (c) Plan, elevation and section drawings of all new windows, window shutters, at a scale of 1:10 with typical glazing bar details at 1:1 (including the glazing bar profiles for the new front elevation windows.)	Refer to attached drawings – LB 05c 001, LB 05c 002, LB 05c 003, LB 05c 004, LB 05c 005 & LB 05c 006 for details	Proposed materials will be to match in detail and material.	To be primed and painted white to match existing.
Condition 5 (d) Plan, elevation and section drawings of the new secondary stair at a scale of 1:20 with balustrade and handrail details at 1:1.	Secondary stair to basement to be retained unchanged. Steps brush cleaned with carpet residue removed. Hand rail retained with modern item removed from part wall side. Refer to attached drawings – LB 05d 001 For new third floor stairs refer to attached drawings – LB 05d 002, LB 05d 003	Timber primed and painted (White)	New carpet and underlay – full width of flight. Handrail specialist renewed and French polished . Timber primed and painted (White)
Condition 5 (e) Plan, elevation and section drawings of the new external lift including method of fixing, glazed landing and new opening at half landing level at a scale of 1:20 with typical details at 1:5.	To be confirmed.		

<p>Condition 5 (f) Plan, elevation and section drawings including materials of all new fireplaces including a clear location plan showing their proposed location.</p>	<p>Existing first floor fireplaces to be retained as is and in situ. Proposed fire places and locations as attached drawings- LB 05f 001</p>	<p>Stone fireplaces by Chesney</p>	
<p>Condition 5 (g) Plan, elevation and section drawings and method statement for all new fire and sound insulation.</p>	<p>Refer to attached drawing – LB 05g 001 for details</p>	<p>Treated timber frames with Gyproc plasterboard linings as required to meet TGD B – min 30min fire rated.</p>	<p>3mm plaster skimmed with joints taped and sealed. Paint finish</p>
<p>Condition 5 (h) Detailed plan and section drawings at an appropriate scale of the new service runs for the kitchen demonstrating the relationship of new pipe work with the structure of the building,</p>	<p>This items to be regularised in a following application</p>		
<p>Condition 5 (i) Detailed drawings at an appropriate scale for reinstated new architectural details including 1 :2 of all new skirting and corncing including photos of the existing to be removed clearly marked on a floor plan. (other than where reinstatement is a repair to existing, which should be undertaken on a like for like basis in accordance with the approved drawings).</p>	<p>Refer to attached drawing – LB 05i 001 for details All new to match existing (as condition 4)</p>	<p>Treated sw timber where new skirting's and architraves are required, these to match the existing. Skirting's retained where present – replacement are like for like with alternations as per attached details- removal of the skirting's is not possible due to the fixing to the lathe and plaster wall. The contractor has noted that the skirting could not be removed without considerable damage to both the walls and skirting's. New corncing in cast plaster to match existing in material and detail.</p>	<p>All painted white to match existing</p>

Condition 6

The works hereby approved are only those specifically indicated on the drawings referred to above.

REF	Design	Materials	Finish
Condition 6	Noted		

Condition 7

Details including drawings, and or samples of materials made available for inspections (locations to be agreed) as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

REF	Design	Materials	Finish
Condition 7 (a) A full method statement for the refurbishment, including details of removal and dismantling of the all metal works	Ref attached specialist Detailed Condition Report 962-Lb 007a Railing Condition Report Fitzroy Square: Prepared by The Great Gate Company Unit 6 First Avenue, Westfield Industrial Estate, Radstock, BA3 4BS Dated, 6 June 2014	Retained and repaired iron work. New iron sections replaced as required for elements deemed beyond repair.	Painted black gloss to match existing.
Condition 7 (b) A method statement and schedule of works for any damp proofing to the basement including under pavement vaults.	No alterations proposed. To be retained as external storage spaces	None now proposed. To be retained as external storage spaces	None now proposed. To be retained as external storage spaces
Condition 7 (c) A full method statement /specification for any stone/ brick cleaning as well as the repairing, repointing of all Portland stone and reinstatement of the 2nd floor swags to the front facade, stone floors and stairs to be undertaken.	Previously approved 12.09.14		

Condition 8

No new plumbing, pipes, soil stacks, flues, vents or ductwork shall be fixed on the external face of the building unless shown on the drawings hereby approved.

REF	Design	Materials	Finish
Condition 8	Noted	Cast iron	Painted gloss black as existing.

Condition 9

No new grilles, security alarms, lighting, cameras or other appurtenances shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

REF	Design	Materials	Finish
Condition 9	Noted		

Condition 10

Detailed drawings and schedule including samples of materials in respect to all the new floor finishes including photos of the existing floorboards clearly marked on a floor plan, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun.

REF	Design	Materials	Finish
Condition 10	Ref to drawings LB 10 001, LB 10 002 For all proposed finishes ref to drawing LB 10 003	Samples are available for inspection.	Ref to drawings LB 10 001, LB 10 002 For all proposed finishes ref to drawing LB 10 003