

Delegated Report		Analysis sheet		Expiry Date:		25/12/2014	
		N/A / attached		Consultation Expiry Date:		18/12/2014	
Officer				Application Number(s)			
Eleanor Lakew				2014/6863/L			
Application Address				Drawing Numbers			
20 Fitzroy Square London W1T 6EJ				See decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Reinstatement of roof slates, addition of insulation and associated roof repairs, and the enlargement of the roof access dormer to the rear roof slope.							
Recommendation(s):		Grant listed building consent					
Application Type:		Listed Building Consent					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		English Heritage have granted flexible authorisation. Site notice/press notice – no responses.					
CAAC/Local groups* comments: *Please Specify		N/A					

Site Description

Fitzroy Square was developed by Charles Fitzroy following Act of Parliament in 178. The square was laid out in 1790 and building began with the South and East terraces by the Adam brothers in Palladian style in 1792 – 94. These are Grade I.

20 Fitzroy Square is part of a terrace of thirteen houses located at the end of the north end of the West terrace forming the western side of Fitzroy Square. The terrace follows the form adopted for the south and east sides of the square with a symmetrical single villa form with a projecting central bay with Ionic pilasters and projecting end bays divided into individual houses of four storeys with basements.

Relevant History

No planning history to subject property other than Application **9401290** concerning a roof extension on the rear mews building and a glazed roof enclosure in the gap between the main building and the mews which was refused on the 14/10/1994 **and then refused on appeal** on the 15th September 1995 (**Appeal decision 9470257**)

Other identical or very similar applications for listed building consent for other properties in this terrace of properties not found.

Relevant policies

National and Regional Policy

National Planning Policy Framework (March 2012)

London Plan (2011)

LDF Core Strategy and Development Policies

Core Strategy

CS14 Promoting high quality places and conserving our heritage

Development Policies

DP25 Conserving Camden's heritage

Guidance:

English Heritage publication 'London terrace houses 1660-1860; A guide to alterations and extensions'. This sets out English Heritage's views on London terrace houses and is concerned largely with C18 & C19 examples. However similar principles can be applied to cellular domestic buildings of all periods, including many unlisted terraces and mews.

Assessment

Description of extant arrangement and proposed works:

The existing roof is a hipped butterfly roof. There is a roof dormer window on the northern slope which provides limited roof access for maintenance. It is not visible from any public open space and is visible only to the rear of the properties opposite the rear of the terrace. The roof covering is currently asphalt in a single membrane but the original roof structure and sarking are probably in good condition but are to be checked during the progress of the works.

The proposal is to extend the roof dormer window in width by one joist/rafter spacing approx. 400mm towards the rear of the building to provide safer access and secondly to replace the roof coverings and associated work by removing the asphalt and replace with Welsh Slates and new roof battens to be laid above a new breathable membrane vapour barrier and new insulation above and between the joists. The parapets, gutters, flashings and the cladding to the access dormer will be reinstated with lead where they are currently asphalt. Roof vents located discreetly would provide ventilation to the roof space.

Comments:

There is no objection to the proposal and it is considered that the proposed works to replace the roof covering and parapets will be a great improvement upon the existing detrimental asphalt. There is no objection to the proposed widening of the roof dormer access opening, the laying of insulation and the replacing of battens. Should any problems arise that are not described in the listed building application whilst the roof works are being carried out it would be advisable to notify the LB of Camden for advice.