

OJS/HPM/DP3126

22nd December 2014

London Borough of Camden
Department of Planning
5 Pancras Square
London
NIC 4AG



DP9 Ltd
100 Pall Mall
London SW1Y 5NQ

Registered No. 05092507

telephone 020 7004 1700
facsimile 020 7004 1790

www.dp9.co.uk

Dear Sir or Madam,

11 FITZROY SQUARE LONDON W1T 6BU

On behalf of our client, the Greer Family, we hereby submit an application for revised works in connection with the refurbishment and extension to the existing Listed Regency townhouse at 11 Fitzroy Square ('the Site'). This application comprises a Minor Material Amendment (under Section 73 of the Town and Country Planning Act 1990) to an existing Planning Permission (ref. 2013/0351/P); an application for Listed Building Consent; and an application to discharge details reserved by planning condition.

Specific details of the amendments and the format of the application was previously discussed with Planning and Design Officers Jason Traves and Antonia Powell.

Application Context

Planning Permission (2013/0351/P) and Listed Building Consent (2013/0353/L) was granted in March 2013 for the "erection of 2 storey rear infill extension at lower ground and ground floor level (following removal of existing lower ground floor level conservatory), replacement of window with door at rear ground floor level, new window at first floor level to Fitzroy Street elevation, creation of terraces at rear ground and first floor level and internal alterations including removal of floor at first floor level in annexe to create double space height, modifications to partitioning, replacement of fireplaces, flooring, repair work to cornicing, and installation of lift in all connection with existing dwellinghouse."

Subsequent to the above, condition 3 was part discharged in October 2013 through the approval of details pursuant to part g) of the condition (structural engineer's method statement) (ref. 2013/5339/L).

This application has been prepared to fully discharge the requirements of condition 3. In addition, it seeks to make a series of minor amendments that have transpired through the design development of the consented scheme following initial opening up works and a deeper understanding of the existing building. This included a 'soft strip' which revealed a number of instances where a solution more



sympathetic to the original building is felt more appropriate in design terms and to protect the Site's longevity.

The amended proposals strike an appropriate balance between protecting the significant historic features of the building whilst creating further quality to contemporary light touch additions and alterations to support its continued long term function as a family dwelling. They include external repairs to areas of cracked brickwork, the refurbishment of the York Stone discovered under the lower ground floor and qualitative improvements to the Spa area. Full details of the amendments are included within the accompanying Design and Access Statement.

The proposed amendments also include the addition of a second condenser unit. As detailed further within the accompanying correspondence from the Acoustic Consultant, the additional condenser is acceptable when considered against Camden's acoustic requirements.

In summary, the amendments have evolved following further investigation works on Site in addition to subsequent discussions with Officers. They represent a sympathetic and comprehensive restoration of the Site and are therefore acceptable in both design and planning policy terms.

In support of this application, please therefore find enclosed:

- Completed Application Forms;
- Updated Design and Access Statement;
- Planning Application Drawings;
- Servicing Drawings; and
- Correspondence from the Acoustic Consultant.

Please note, the design material has been prepared pursuant to the application for a Minor Material Amendment, Listed Building Consent and details required to fully discharge planning condition 3 of ref. 2013/0353/L.



We trust that the submitted information is sufficient to register and validate the planning application. Please however do not hesitate to contact Harry Manley should you have any further queries.

Yours faithfully,



DP9 Ltd