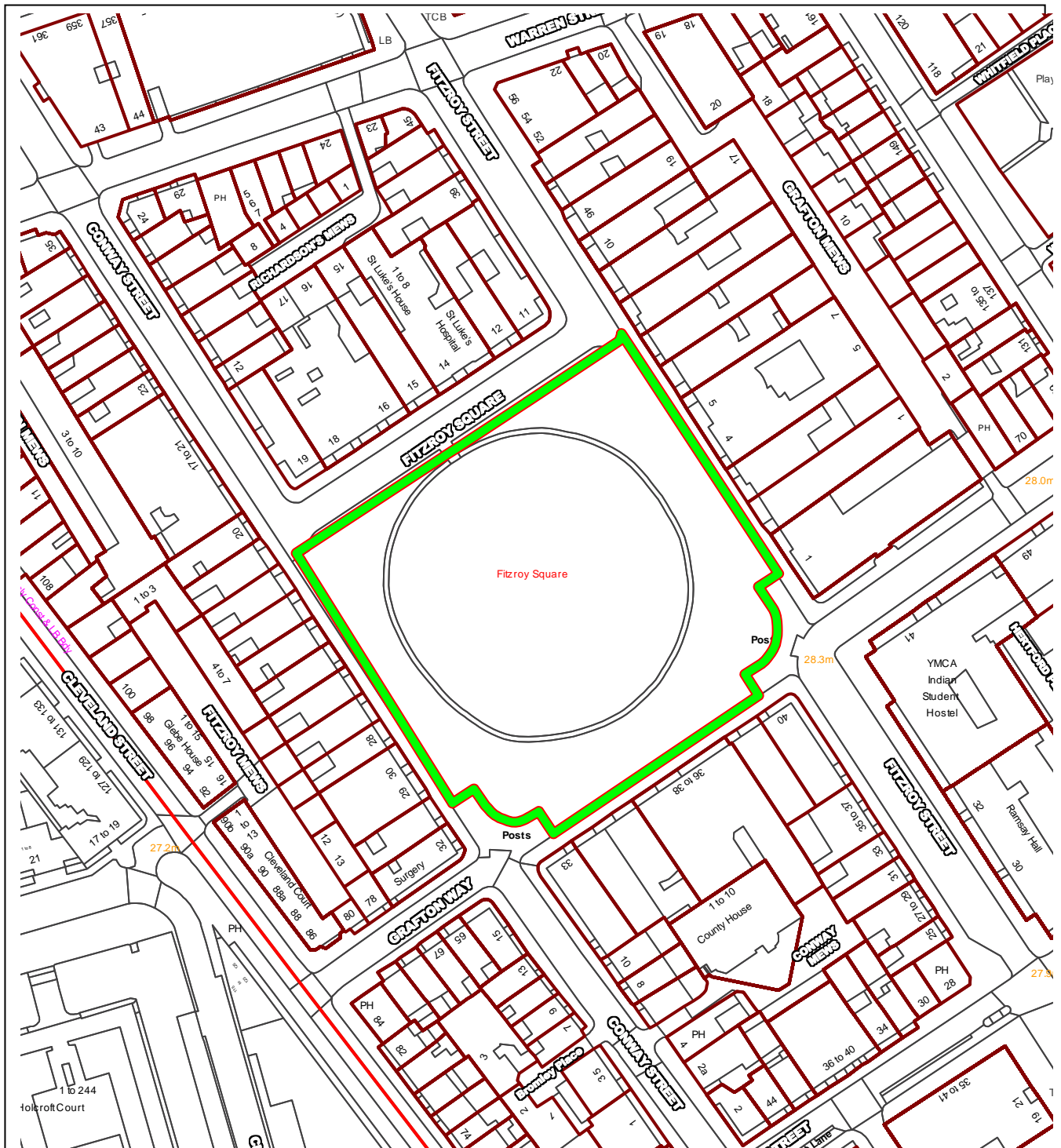


2014/7082/P – Fitzroy Square



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Images showing plinth and general area of proposed works



Internal image showing plinth and existing retaining wall

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|--|----------------------------|---------------------------------|-------------------------------------|----------------------------------|-------------------|
| Delegated Report (Members Briefing) | | Analysis sheet | | Expiry Date: | 07/01/2015 |
| | | N/A / attached | | Consultation Expiry Date: | 21/05/2015 |
| Officer | | | Application Number(s) | | |
| Simon Vivers | | | 2014/7082/P | | |
| Application Address | | | Drawing Numbers | | |
| Fitzroy Square Gardens London W1T 6EP | | | Refer to Draft Decision Notice | | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | | |
| | | | | | |
| Proposal(s) | | | | | |
| <p>Installation of metal gate and entrance to southern boundary, installation of new pathway and steps, amendment to positioning of existing plinth and light box and associated landscaping</p> | | | | | |
| Recommendation(s): | | Granted | | | |
| Application Type: | | Full Planning Permission | | | |

| | | | | | | |
|------------------------------------|---|----|------------------|----|-------------------|----|
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 00 | No. of responses | 03 | No. of objections | 03 |
| | | | No. Electronic | 00 | | |
| Summary of consultation responses: | <ul style="list-style-type: none">Press notice posted from 30/04/2015 – 21/05/2015Site notice posted from 29/04/2015 – 20/05/2015The nature of the site (i.e. separated from adjacent properties) did not require the issue to letters to adjoining occupiers. <p>An individual objection was received from a resident at 8 Fitzroy Square, summarised as follows:</p> <ul style="list-style-type: none">Incorrect application description; andInsufficient submission of supporting information and justification for the proposed works, namely the lack of Design & Access Statement to assess the proposal in terms of impact on the Conservation Area and nearby listed buildings. <p>Following re-consultation (re-posting of the site notice), the objector provided a further response, identifying that the revised proposal is acceptable in principle, but should be subject to the following conditions:</p> <p><i>“(1) that the detailed design drawings including material samples be required to be submitted to Camden Council and the BCAAC for review and approval prior to initiating construction works, and</i> <i>(2) that the Brookes gate and landscape design be conditioned as an ensemble with a requirement that the landscape improvements be completed prior to construction of the new gate.”</i></p> <p>Officers Response:</p> <ul style="list-style-type: none">The description of development has been amended to reflect the full extent of the works sought;The objector’s recommended conditions are considered reasonable to be adapted to form part of the approval. For further discussion please see sections 3.4 and 3.5 of this report. | | | | | |
| CAAC/Local groups comments: | <p>The Twentieth Century Society provided an objection primarily in relation to the lack of a detailed description and justification for the proposed works (the objection also provided support in principle for the John Brookes design). Following the re-consultation, the Society provided a further response, summarised as follows:</p> <ul style="list-style-type: none">The revised proposal remains acceptable in principle, but should be subject to the requirement for detailed design for aspects such as proposed planting, the type of bricks to be used, or the size of the proposed steps or paths within the garden (such details are critical to success of the proposal). <p>Bloomsbury Conservation Area Advisory Committee provided an objection also in relation to the inadequate level of detail and justification provided as part of the application. Following re-consultation, the BCAAC’s comments are summarised as follows:</p> <ul style="list-style-type: none">Proposal generally acceptable in principle, subject to the conditions | | | | | |

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| | <p>which require the submission of detailed plans with regards to planting, type of bricks to be used and the dimensions of steps and pathway;</p> <ul style="list-style-type: none"> • Appropriate commitments need to be obtained to ensure the project is implemented as a whole, rather than in a piecemeal manner • Concern <i>“that the applicant may lack the commitment to design and implement the project using high quality materials and design (as is required by Camden policy) and in a manner consistent with the schematic designs which are now included as part of the application.”</i> • Decision should be made by Development Control Committee. <p>Officers Response:</p> <ul style="list-style-type: none"> • The grounds of objections raised are considered reasonable, and are to be addressed through the recommended conditions. For further discussion please see sections 3.4 and 3.5 of this report; • The application is to be determined at to Members Briefing level, in accordance with Councils’ requirements. |
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Site Description

The application relates to Fitzroy Square a pedestrianized London Square. The Square is bounded by terraced properties of high architectural quality and historical significance, many of which are Listed Buildings. The railings around the square are not listed.

The centre of the square contains a high quality garden area, mature London Plane trees and open space.

Fitzroy Square is the centrepiece of the Fitzroy Square Conservation Area.

Relevant History

There is no planning history relevant to this application.

Relevant policies

NPPF

The London Plan March 2015, consolidated with alterations since 2011

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

Supplementary Planning Policies

Camden Planning Guidance

CPG1 Design 2013

Fitzroy Square Conservation Area Statement

Assessment

1.0 Proposal

1.1 The application seeks permission to install a metal gate and entrance to the southern boundary of the, installation of new pathway and steps, repositioning of existing plinth and light box and associated landscaping. The garden currently includes an existing entrance on the northern boundary; however the proposed additional entrance will be more prominent in terms of design and position. The existing trees would all be retained.

2.0 Revisions

2.1 The original application was limited to the construction of a new entrance, and did not include the associated landscaping works discussed above, which have been formally included as part of the application. A second consultation (site and press notice) was undertaken as result.

3.0 Assessment

3.1 The principal considerations material to the determination of this application are:

- the detailed design of the gate
- the impact of the proposed works on the Conservation Area.

3.2 Core Strategy Policy CS14 (Promoting High Quality places and Conserving Our Heritage), Development Policy DP24 (Securing High Quality Design) and Development Policy DP25 (Conserving Camden's Heritage) are applicable in the assessment of the application. In particular, DP25 only permits development within conservation areas that preserves and enhances the character and appearance of the area. Additional guidance is also provided under Camden Planning Guidance 1 (Design).

3.3 It is considered that the proposal is generally acceptable when assessed against the above policies and guidance. In particular, the proposed entrance is of a suitable design which is not considered to detract from the unique character, setting and context of the garden, and the inherent relationship to the square and its surrounding buildings. The proposal is considered to provide further visual interest to the garden, and is also respectful to the existing natural topography and London Plane trees which are located around the gardens perimeter. In views from the square, the proposed entrance will appear subordinate and consistent in design to the existing perimeter railings. Furthermore, the design of the gate is consistent with the existing gate situated at the northern entrance. The proposal is not shown to be in conflict with the Fitzroy Square Conservation Area Statement, and is supported by the Bloomsbury Conservation Area Advisory Committee and The Twentieth Century Society, subject to the submission of detailed plans (discussed further below).

3.4 The Council has reviewed the plans and documents submitted, and the objections which have been received. The proposed alterations are considered acceptable in principle however further details are required to ensure that the proposal is undertaken with the upmost sensitivity to the site and the surrounding area (and thus in attached requiring the submission of detailed plans and materials for all associated hard landscaping to be approved by Council prior to commencement of the works. This shall include details of tree protection measures, details of all brickwork, gravel surfacing, retaining walls, and light box relocation and earthworks.

3.5 It is recommended to impose a condition requiring the submission of a Construction Management Statement for Council's approval, which would outline the schedule of works and duration, to avoid a piecemeal approach in carrying out the works.

4.0 Recommendation

4.1 It is considered that the proposal complies with the relevant policies and guidance of the Council and is therefore recommended for approval, subject to the recommended conditions.

DISCLAIMER

Decision route to be decided by nominated members on Monday the 15th June 2015. For further information please go to www.camden.gov.uk and search for 'members briefing'

Mr. Nathan Sproule
Brittain Hadley
Barley Mow Centre
Barley Mow Passage
Chiswick
London
W4 4PH

Application Ref: **2014/7082/P**
Please ask for: **Simon Vivers**
Telephone: 020 7974 4206

10 June 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Fitzroy Square Gardens
London
W1T 6EP

DECISION

Proposal:
Installation of metal gate and entrance to southern boundary, installation of new pathway and steps, amendment to positioning of existing plinth and light box and associated landscaping.

Drawing Nos: Site Location Plan, 5069/01/A, FG-003, John Brookes Plan A (Rev 13.05.14), John Brookes Plan B (Rev 16.06.14), Design and Access Statement (ref: NGR/5069/d&a statement)

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.



Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans and document: Site Location Plan, 5069/01/A, FG-003, John Brookes Plan A (Rev 13.05.14), John Brookes Plan B (Rev 16.06.14), Design and Access Statement (ref: NGR/5069/d&a statement).

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 3 Before the development commences, a Construction Management Statement setting out the schedule for completion of works, deliveries and waste disposal throughout the construction period shall be submitted to and approved by the local planning authority. The measures contained in the Construction Management Statement shall at all times remain implemented throughout the duration of the proposed works.

Reason: In order to protect the pedestrian environment and the amenity of the area generally in accordance with policies CS5 (Managing the impact of growth and development), DP25 (Conserving Camden's Heritage) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

- 4 Detailed drawings, or samples of materials as appropriate, 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:

Details of:

- a) steps and brickwork (samples of materials also to be provided to Council and on site)
- b) gravel surfacing
- c) retaining walls
- d) light box relocation
- e) associated planting

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to the commencement of any works on site, details demonstrating how the nearest tree to the proposed works (as shown in approved plans) shall be

protected during construction work shall be submitted to and approved by the Council in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". The tree shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully

Director of Culture & Environment