

Mr Hugh Cullum
Hugh Cullum Architects Ltd
61b Judd Street
London
WC1H 9QT

Application Ref: **2015/1902/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

23 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
8 Fitzroy Square
London
W1T 5HN

Proposal: Installation of 3 x rooflights on main roof, installation of safety railings behind rear main roof parapet, installation of skylight on rear closet wing roof, raising rear closet wing roof and formation of new door in front lightwell.

Drawing Nos: FSQ08-P001(_);FSQ08-P002(_); FSQ08-P003(A); FSQ08-P004(B); FSQ08-P005(A); FSQ08-P006(A); FSQ08-P007(B); FSQ08-P008(A); FSQ08-P009(A);FSQ08-P010(A);FSQ08-P011(A);FSQ08-P012(A);FSQ08-P013(A); FSQ08-P101(_); FSQ08-P102(_); FSQ08-P103(_); FSQ08-P104(_); FSQ08-P105(_); FSQ08-P110(_);FSQ08-P111(_); FSQ08-P112(_); FSQ08-P200(_); FSQ08-P202(_); FSQ08-P330(_); FSQ08-P340(_); FSQ08-P350(_); FSQ08-T320(A); FSQ08-T321(A); FSQ08-E001(A);FSQ08-E002(A);FSQ08-E003(_);FSQ08-E004(A);FSQ08-E005(A); FSQ08-E006(_);FSQ08-E007(_); FSQ08-E008(_); email dated 07/09/2015.

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: FSQ08-P001(_);FSQ08-P002(_); FSQ08-P003(A); FSQ08-P004(B); FSQ08-P005(A); FSQ08-P006(A); FSQ08-P007(B); FSQ08-P008(A); FSQ08-P009(A);FSQ08-P010(A);FSQ08-P011(A);FSQ08-P012(A);FSQ08-P013(A); FSQ08-P101(_); FSQ08-P102(_); FSQ08-P103(_); FSQ08-P104(_); FSQ08-P105(_); FSQ08-P110(_);FSQ08-P111(_); FSQ08-P112(_); FSQ08-P200(_); FSQ08-P202(_); FSQ08-P330(_); FSQ08-P340(_); FSQ08-P350(_); FSQ08-T320(A); FSQ08-T321(A); FSQ08-E001(A);FSQ08-E002(A);FSQ08-E003(_);FSQ08-E004(A);FSQ08-E005(A); FSQ08-E006(_);FSQ08-E007(_); FSQ08-E008(_); email dated 07/09/2015.

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

Informative(s):

- 1 Reasons for granting permission:

Planning and Listed Building Consent has already been granted under application no. 2013/8092/P and 2013/8206/L for a range of internal alterations to the building which have not yet been implemented. This application is essentially a variation of those consented works. The three new conservation style rooflights on the main roof would not be visible given the shallow pitch of the roof, and as such are not considered harmful to the appearance of the listed building. The simple design, form, location and materials of the proposed safety railings are considered appropriate by virtue of their mirroring the existing safety railings at no. 7 Fitzroy Square. They would not be visible from the street.

Alterations to the rear elevation, namely to raise the roof of the rear closet wing by 700mm and replace the existing lead roof are considered acceptable as they will impact upon the non-original fabric. The retention of the existing coping stone and use of London stock bricks are welcomed in conservation terms. Furthermore, the proposals are located on a minor façade, has limited views and is not widely visible

from the public realm. The proposed new sash window will be in the style of the existing windows and the installation of a skylight on the rear closet wing roof can be comfortably accommodated in the depth of the existing parapet. The formation of a new door and timber framed glass wall to the front of the building is designed to be in keeping with the character and appearance of the host property. Given the above, the works proposed are not considered harmful to the character and appearance of the listed building or the Fitzroy Square Conservation Area.

The proposed works would not have a harmful impact on the amenity of any adjoining occupiers.

The site's planning history and relevant appeals have been taken into account when coming to this decision. No objections have been received.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Development Policies. The proposed development also accords with policy 7.8 of the London Plan March 2015, consolidated with alterations since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 2 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).
- 3 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

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment