

Ms Silvia Maiorino
Russell Taylor Architects
85 Blackfriars Road London Greater
London SE1 8HA United Kingdom

Application Ref: **2016/1779/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

5 August 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
26 Fitzroy Square
London
W1T 6BT

Proposal:

Change of use between 2nd and 4th floors from office (B1) and ancillary residential accommodation to form 2x residential units: 1bed at second and 2bed at third and fourth floors including replacement three storey rear extension and associated alterations.

Drawing Nos: (Prefix 6228/...) 100A, 101, 102, 103, 104, 105, 106, 107, 108, 109, 200 A, 201 C, 202 A, 203 A, 204 A, 205 A, 206 B, 207 A, 208 B, 209, 210 A, 311, 312, 313, 314, 315 A, 316, 317, 318, 319, 320, 325, 326 A, 327, 400, 401, 402, 403, 404, 405 A, 406.

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 policy 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:

(Prefix 6228/...) 100A, 101, 102, 103, 104, 105, 106, 107, 108, 109, 200 A, 201 C, 202 A, 203 A, 204 A, 205 A, 206 B, 207 A, 208 B, 209, 210 A, 311, 312, 313, 314, 315 A, 316, 317, 318, 319, 320, 325, 326 A, 327, 400, 401, 402, 403, 404, 405 A, 406.

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

- 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:

a) Manufacturer's specification details of the proposed terrazzo resurfacing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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 policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission:

The proposed change of use from office to residential on the 2nd floor and the formalisation of the ancillary accommodation at third and fourth floors would result in a loss of office space in a Central London Area, however, this is considered to be less detrimental in land use terms than the 'fall back' permission under extant permission 2014/2785/P which allows the of the conversion of the entire property

into a single family dwellinghouse. Existing employment space would therefore be retained and further permission would be required for it to be lost, which would be difficult to justify as the space is considered acceptable for continued business use.

The proposed rear extension, new lead roof, replacement/installation of rear windows and other external alterations have been sensitively and carefully designed. These external alterations are not considered to cause harm to the character and appearance of the host property, the adjacent properties within the terrace or the Fitzroy Square Conservation Area. Further details would be reserved including the replacement terrazzo surfacing. A separate listed building consent has been submitted to assess the impact of the development on the grade II* listed property.

The 3 bedroom 6 person maisonette on the third and fourth floors and the 2 bedroom 4 person unit at second floor level would exceed the minimum criteria of the National Technical Housing Standards (2016). Both units would benefit from adequate levels of natural light and would be dual aspect. As such it is considered that the proposed units would provide a good level of accommodation for prospective occupiers.

The proposed development is not considered to cause significant harm to the residential amenities of adjoining occupiers. In order to ensure that the development does not unduly impact on traffic or parking provision, any approval would be subject to a legal agreement to ensure that the new units would remain 'car-free'. The development does not include the provision of dedicated cycle storage, however, due to the high public transport accessibility level of the site as well as the fact that this provision would necessitate further alterations to the fabric of and/or setting of the listed building, this is not objectionable in this instance.

English Heritage responded to a consultee request to say that no specific objections were raised to the proposed development. The application was advertised in local press from the 12/05/16, a site notice was displayed from the 01/06/16. Consultation letters were sent to 13 neighbouring properties, objection comments were received from the occupiers of 2 nearby properties and were duly considered when forming the assessment.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013

As such, the proposed development is in general accordance with policies CS5, CS6, CS8, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP13, DP17, DP18, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016; and 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).

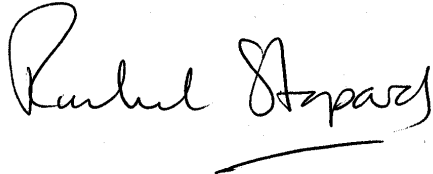
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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



Rachel Stopard
Executive Director Supporting Communities