

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

Application Ref: **2016/2501/L**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

5 August 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
26 Fitzroy Square
London
W1T 6BT

Proposal: Internal and external alterations in association with change of use including new openings and new partitions as well as the removal of modern partitions and bathrooms internally and replacement of rear extension and new doors and windows externally.

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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



- 2 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 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:

- a) Samples and/or manufacturer's details of the proposed terrazzo resurfacing materials (to be provided on site and retained on site during the course of the works).

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent. [Delegated]

The proposal has been amended during the course of the application to omit and amend parts of the scheme to preserve the special interest of the grade II* listed building. This includes omitting the self-contained residential unit at lower ground floor level and retaining other features of interest such as windows.

The proposal overall preserves the building's special interest and has been

sensitively designed to respond to the fabric; plan form and character of the building. The creation of new residential unit is compatible with the current layout and sympathetic to the plan form of the listed building. Services; fire and sound proofing have been accounted for to ensure the building is properly respected as part of the works.

The existing rear elements are of no merit historically or architecturally. The replacement structure would rationalise the rear elevation with a sympathetic and well-designed coherent form. It would include scholarly detailed doors and windows which are considered to enhance the listed building's historic character and special interest.

The site's planning history was taken into account when coming to this decision.

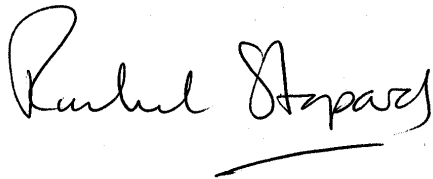
It is important to note that the building and adjoining terrace is grade II* listed and within the Fitzroy Square Conservation Area. Special regard has been attached to the desirability of preserving the special interest of the listed building and preserving and enhancing the character and appearance of the Fitzroy Square Conservation Area under s.16 the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposal is considered to be in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 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.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities