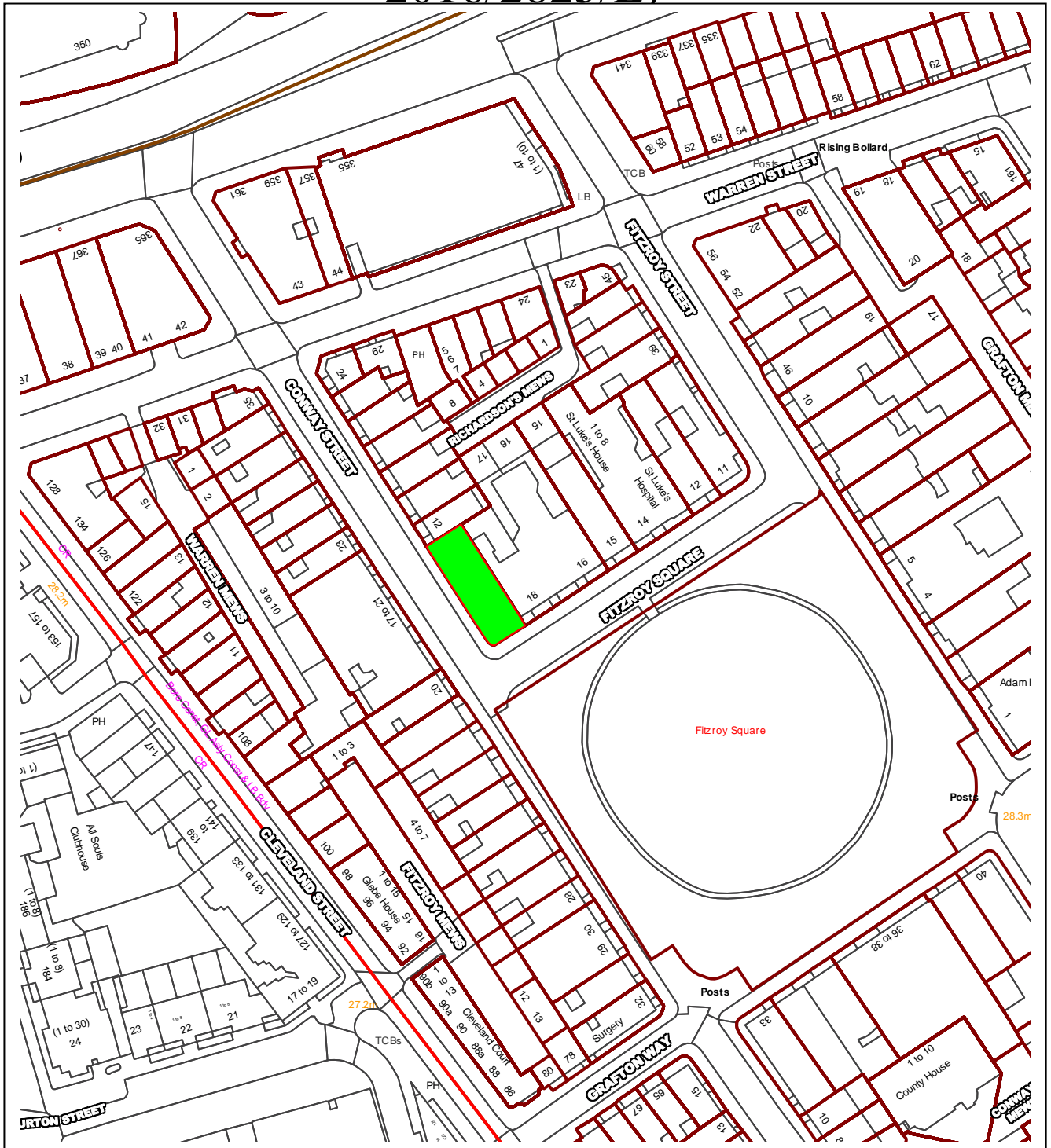


19 Fitzroy Square (2016/2046/P & 2016/2825/L)



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Photo 1 – Front Elevation



Photo 2 - Streetscene Elevation



Photo 3 - Side Elevation



Photo 4 - Side Elevation

Delegated Report		Analysis sheet	Expiry Date:	08/06/2016
		N/A / attached	Consultation Expiry Date:	29/09/2016
Officer			Application Number(s)	
Robert Lester			a).2016/2046/P b).2016/2825/L	
Application Address			Drawing Numbers	
19 Fitzroy Square London W1T 6EQ			14113_PL_01 P1, 14113_PL_02 P1, 14113_PL_03 P1, 14113_PL_04 P1, 14113_PL_06 P2, 14113_PL_07 P1, 14113_PL_08 P1, 14113_PL_20 P2, 14113_PL_21 P3, 14113_PL_22 P2, 14113_PL_23 P2, 14113_PL_25, P2, 14113_PL_26 P2, 14113_PL_27 P2, 14113_PL_31 P2, 14113_PL_32 P4, 14113_PL_33 P5, 14113_PL_34 P2,, 14113_PL_36 P5, 14113_PL_37 P5, 14113_PL_38 P4, 14113_PL_40 P1, D&A (April 2016 revised 16th November 2016), Heritage Assessment (18th July, 2016), Energy Assessment Issue 3 (26th July 2016), BREEAM Daylight Analysis Issue 1, BREEAM Pre- assessment Issue 3, SAP Worksheets	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
a. Change of use from offices (B1a) to single dwellinghouse (C3) with external alterations including replacement roof and access platform, new doorway with access bridge, air conditioning units and air source heat pump.				
b. Internal and external alterations and refurbishment including new doorway and access bridge, replacement roofs and access platform, replacement or refurbishment of internal walls/doors, front/side elevation windows and internal stairs, removal or replacement of suspended ceilings and replacement windows to the rear, installation of secondary glazing, internal lift and new internal heating/electrical/drainage systems.				
Recommendation(s):		a. Grant Conditional Permission Subject to S106 Legal Agreement. b. Grant Listed Building Consent		
Application Type:		a. Full Planning Permission b. Listed Building Consent		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	18	No. of responses	16	No. of objections	16
			No. electronic	16		
Summary of consultation responses:	<p><u>First Consultation:</u></p> <p>A site notice was displayed at the site between the 01/06/2016 – 22/06/2016 and a press notice advertised between the 02/06/2016 – 23/06/2016.</p> <p>16 responses were received from the neighbouring properties at numbers 2, 10, 15A, 17, 18, 20, 22, 24 & 25B Fitzroy Square and 12, 14, 18 and 27 Conway Street objecting on the following grounds:</p> <ol style="list-style-type: none"> 1. Inappropriate basement development: impact on the structural stability/foundations of this listed terrace and particularly neighbouring properties that share party walls; excessive depth and scale of the basement impacting on the historic significance and hierarchy of this building; harm to the special architectural and historic significance of the Grade II* listed building; construction impacts from basement excavation, noise, vibration and vehicle movements; no need for the proposed basement - there is a large demand for large dwellings of this size; set an inappropriate precedent for basement development on Fitzroy Square; the heritage statement should be rejected as the proposed basement development does not meet NPPF tests as there are no public benefits of the basement construction; the basement is premature as Camden is developing a stricter policy on such development; the basement construction would impact on the water table/drainage and may impact on the nearby Victoria underground tube line. <p><i>Case Officer's Response: Please refer to Para 3.6 of the attached report.</i></p> <ol style="list-style-type: none"> 2. Cumulative impact of construction in Fitzroy Square including noise, disturbance, vibration, dust and vehicle movements. <p><i>Case Officer's Response: Please refer to Para 3.6 of the attached report.</i></p> <ol style="list-style-type: none"> 3. Demolition of historic fabric, particularly through the basement construction and the lowering of the internal floor-slab levels. <p><i>Case Officer's Response: Please refer to Para's 3.6, 3.13-3.19 of the attached report.</i></p> <ol style="list-style-type: none"> 4. Plant and machinery noise and odour associated with the operation of the proposed basement swimming pool. <p><i>Case Officer's Response: Please refer to Para 3.6 of the attached report.</i></p>					

5. Inadequate consultation/site notices.

Case Officer's Response: A second site notice was erected on Conway Street and a second consultation process was undertaken.

6. Inappropriate separate entrance to the building via Conway Street.

Case Officer's Response: Please refer to Para 3.5 of the attached report.

7. Residential use supported: no objection to the change of use from offices to a single dwellinghouse.

Case Officer's Response: Noted.

Second Consultation (Amended Plans - basement and associated external alterations removed from the scheme).

A site notice was displayed at the site between the 07/09/2016 – 28/09/2016 and a press notice advertised between the 08/09/2016 – 29/09/2016.

1 response was received from the neighbouring property at number 12 Conway Street with the following comments:

1. The roof at the rear should not be used as a terrace due to noise and disturbance in proximity to the side elevation windows of 12 Conway Street.

Case Officer's Response: A planning condition would be applied prevent the use of this roof as a terrace.

2. Noise and odour from the rear kitchen extract impacting on the side elevation windows of 12 Conway and noise from air conditioning units.

Case Officer's Response: Please refer to Para 4.3 of the attached report.

3. Adequate measures need to be taken to minimise noise during the construction process.

Case Officer's Response: Standard informatives would be applied regarding the construction process/construction noise.

CAAC/Local groups comments:

No Response Received.

Site Description

The site relates to a Grade II* listed four storey plus lower ground floor and attic level property, located to the eastern corner of Fitzroy Square. The property has a stucco and rusticated ground floor with a slated mansard roof and dormer. The entrance to the property is to the side of the building on Conway Street.

The building is currently vacant office accommodation (Use Class B1 (a)).

The site is located within the Fitzroy Square Conservation Area.

Relevant History

2004/2989/L - Listed building consent granted for internal alterations associated with existing office (B1) use.

2013/8205/P & 2014/0237/L - Change of use from offices (B1) to 2 flats (C3) (1x2 bed and 1x4 bed) with associated alterations to internal walls, replacement of 1 window with door to side elevation at ground floor level, replacement of roof of rear addition and first floor rear external stair and balcony and associated alterations - (Granted Subject to Legal Agreement 22/10/2014).

2013/8207/P & 2014/0238/L - Change of use from offices (B1) to 4 bed dwellinghouse (C3) with associated alterations to internal walls, replacement of roof of rear addition and first floor rear external stair and balcony (Granted Subject to Legal Agreement 22/10/2014).

Relevant policies

National Planning Policy Framework (April 2012)

The London Plan (2016)

LDF Core Strategy and Development Policies(2010)

CS3 Other highly accessible areas

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS8 Promoting a successful and inclusive Camden economy

CS9 Achieving a successful Central London

CS11 Promoting sustainable and efficient travel

CS14 Promoting high quality places and conserving out heritage

CS18 Dealing with out waste and encouraging recycling

DP2 Making full use of Camden's capacity for housing

DP5 Homes of different sizes

DP6 Lifetime homes and wheelchair housing
DP13 Employment premises and sites
DP16 The transport implications of development
DP17 Walking, cycling and public transport
DP18 Parking standards and limiting the availability of car parking
DP19 Managing the impact of parking
DP22 Promoting sustainable design and construction
DP24 Securing high quality design
DP25 Conserving Camden's heritage
DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011

CPG 2 Housing
CPG 3 Sustainability
CPG 5 Town centres, retail and employment
CPG 6 Amenity
CPG7 Transport
CPG8 Planning Obligations

Fitzroy Square Conservation Area Appraisal and Management Strategy (March 2010)

Fitzrovia Area Action Plan

Assessment

1. Introduction

1.1 Planning permission is sought for the change of use from offices (B1) to a single dwellinghouse (C3) with external alterations and refurbishment including a replacement roof with rooflight to the rear wing, provision of an access bridge across the lightwell off Conway Street, replacement maintenance access stair to the rear at first floor level, replacement air conditioning units, an air source heat pump and associated internal alterations.

1.2 Listed building consent is sought for internal and external alterations and refurbishment including a new doorway and access bridge off Conway Street, a replacement roof and maintenance access stairs to the rear wing, the removal of lower ground floor security railings, refurbishment of the boundary railings and internal alterations including replacement/refurbishment of internal walls/doors, removal or replacement of suspended ceilings, refurbishment of front/side elevation windows, replacement windows to the rear, installation of secondary glazing, installation of internal lift, refurbishment of internal stairs, new internal heating/electrical/drainage systems and replacement of lightwell vault doors and floor slabs, all in association with the change of use of from offices (B1) to a single dwellinghouse (C3).

1.3 The main issues are an assessment of the principle of the change of use, the design and heritage issues, amenity impact, transport issues and sustainability issues.

1.4 This application has been revised since it was originally submitted with amendments including the removal of the proposed double basement with swimming pool, the retention of the side wall at lower ground/ground floor levels, the removal of the roof decking and balustrading to the rear, removal of proposed repointing of external brickwork, retention of the lower ground floor level floor slab, retention of some sections of internal wall originally shown to be removed or the retention of wall nibs, removal of proposed plasterboard cladding to the walls of the main house and the scaling back of proposed works to fireplaces and ceilings.

2. Land Use/Principle

2.1 As set out in Policy DP13, the Council will retain buildings that are suitable for continued business use (including B1 and B8) and will resist a change to non-business use, unless it can be demonstrated that a site or building is no longer suitable for its existing business use and there is evidence that the possibility of retaining, reusing or redeveloping the building for similar or alternative business uses has been fully explored over an appropriate time period. When it is demonstrated that a site is not suitable for any use other than B1 (a) offices, the Council may allow a change to permanent residential. The Fitzrovia Area Action Plan (FAAP) is positive about change of use from B1(a) to C3 where the building was designed as residential, but also refers to protection of premises for SMEs.

2.2 The key consideration for assessment is whether the property works better as C3 than B1(a) with regard to restoring the special interest of the Listed Building.

2.3 The National Planning Policy Framework (NPPF) indicates that in areas of housing need, Councils should generally approve conversion of commercial buildings (in the B use classes) to housing, unless strong economic reasons would make this inappropriate. The Fitzrovia Area Action Plan is also consistent with the NPPF. Many of the office premises in the area were originally designed as homes, and residential conversion of some of these properties may be appropriate.

2.4 With regard to the first point of DP13, whether the building is no longer suitable for its existing business use, upon visiting the site it is evident that the accommodation is not up to current standards and not fit for purpose for the needs of modern businesses. Due to the Listed Building nature of the property it would not be possible to remove the internal walls or do major refurbishment to the building to bring it up to modern standards. As such in this regard no objection is raised to the proposed change of use.

2.5 In respect of the possible retention, reusing or redeveloping of the site for similar or alternative business use, given the nature of the building it is unlikely it would be able to accommodate any other type of business use than B1(a). This is primarily as it is a Listed Building, but also due to the layout, location and servicing arrangements of the property. As such no objection is raised in this regard.

2.6 Based on points a) and b) of DP13 it is considered there would not be an objection to the loss of the employment floorspace.

2.7 This site already has extant planning permission for conversion from offices to a dwellinghouse (ref: 2013/8207/P dated 22/10/2014). That application was submitted with some marketing evidence to support the change of use. However, the change of use was justified on the grounds that a residential re-use would be appropriate considering the nature of the building being Listed, its current layout and standard. It is also important to note that permission was granted for change of use to residential at the following properties within Fitzroy Square: No.7 in 2009, No.33 in 2006 and No.26 in 2014. In light of the above and the extant permission, it is considered the proposed change of use would be acceptable in this instance and no objection is raised.

3. Design and Heritage Issues

3.1 The building is Grade II* Listed as a part of the terrace at 15-19 Fitzroy Square. The building dates from 1827-28 and is a 4 storey building with a stucco with rusticated ground floor, slate mansard roofs and dormers. The site is also located in the Fitzroy Square Conservation Area.

3.2 Camden Policy DP25 states that the Council will only grant consent for a change of use or

alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building. The Council will also only permit development within conservation areas that preserves and enhances the character and appearance of the area. The National Planning Policy Framework (2012) places great weight on the conservation of heritage assets and states that substantial harm to or loss of designated heritage assets should be exceptional.

External Alterations

3.3 The main external alterations are a replacement roof to the existing rear wing along Conway Street with new rooflights, a replacement black painted steel access platform and stairs to this roof from the 1st floor. A new door opening would be formed in one of the existing ground floor window openings on the Conway Street façade, a new steel access bridge would be constructed across the lightwell to Conway Street and four replacement air conditioning units and a new air source heat pump are proposed in the lightwell area adjacent to Conway Street. The external works also include some general refurbishment works including replacement stone copings, making good the stucco façade, redecoration of boundary railings, removal of the security grilles at lower ground floor level, replacement of pebble dashed cladding at lower ground with matching stucco render, replacement paving in the lightwell, repair and replacement of rainwater goods and window repairs.

3.4 The replacement roof to the main building would be constructed using natural slates and the replacement roof to the rear wing would be constructed from a matching asphalt surface set below the parapet. These alterations would use high quality or matching materials and would be sympathetic alterations to the listed building. The new rooflight in the roof of the rear wing would be set below parapet level and would not impact on the character of significance of the listed building. The replacement maintenance access steps from 1st floor to the roof of the rear wing would replace the existing steps in the same position and are accepted in principle; however a planning condition is recommended to be applied to the permission requiring details of the design and finish of these steps to ensure they are a suitable match for the character of the listed building.

3.5 With regard to the proposed door opening and new steel access bridge on the Conway Street façade, the new door would replace an existing sash window in one of the existing openings on the Conway Street elevation of the rear wing. Although this would be a highly visible alteration, the new doorway would be installed within the existing opening and would retain the arch of the existing sash as a fanlight window above the new doorway. The new doorway itself would be a six panelled timber door typical of the period and subject to details of finishes the steel access bridge would integrate well with the design and appearance of the boundary railings. It is also noted that the replacement doorway and access bridge were approved on former application (2013/8205/P dated 22/10/2014). The other external refurbishment works would restore and enhance the historic character of the building and are all supported.

3.6 The application originally included a double basement below the rear wing and associated partial demolition of the side elevation of the listed building. However, the Council was concerned about the excessive scale of this basement together with its impact on the listed building and the possible structural and construction impacts on the area. This basement was subsequently removed from the scheme and does not form part of this application.

Internal Alterations

3.7 The internal works essentially comprise a comprehensive refurbishment of the building in association with the new residential use. These alterations are detailed by floor-level below:

Lower Ground Floor

3.8 The internal works at lower ground floor level comprise the removal of structural piers in the front room, a new concrete floorslab at the same level as the existing, a lift to ground floor level,

replacement flooring, secondary glazing to windows, repairs to window shutters, refurbished external doors, removal of the modern suspended ceilings, new plasterboard ceilings, a replacement lathe and plaster ceiling to the front room, minor alterations to the vaults, removal of modern bathroom/toilet subdividing internal walls, new internal partition walls, insulated dry lining to the perimeter walls of the rear wing, replacement internal doors and skirting's, an under floor heating system and new internal heating/electrical/drainage systems.

Ground Floor

3.9 The internal works at ground floor level comprise the removal of structural piers and steel beams at ceiling level in the front room, a lift to lower ground floor level, the lowering of the floor in the east part of the rear wing, replacement flooring including sound insulation, secondary glazing to windows in the rear wing only at this level, refurbished stairs, repairs to ceilings, removal of modern plasterboard linings and subdividing internal walls, new internal partition walls, a new fire surround in the front room, refurbished external doors, replacement internal doors and skirtings, under floor heating to the rear wing and new internal heating/electrical/drainage systems.

First Floor

3.10 The internal works at first floor level comprise the removal of structural piers and steel beams at ceiling level in the front room, replacement flooring including sound insulation, removal of the modern suspended ceilings, new plasterboard ceilings in rear room and repair of other ceilings at this level, removal of modern plasterboard linings and subdividing internal walls, new internal partition walls, refurbished stairs, replacement fire surrounds to front and rear rooms, refurbished external doors, replacement internal doors and skirtings, secondary glazing to the stair and half landing windows, underfoot heating and new internal heating/electrical/drainage systems.

Second Floor

3.11 The internal works at second floor level comprise replacement flooring including sound insulation, removal of the modern suspended ceilings, new plasterboard ceilings, repair of ceiling to stair and landing, plasterboard bathroom riser, refurbished stairs, secondary glazing, and new internal heating/electrical/drainage systems.

Third Floor

3.12 The internal works at third floor level comprise replacement flooring including sound insulation, removal of internal walls and replacement plasterboard internal walls, removal of the modern suspended ceilings, new plasterboard ceilings, repair of ceiling to stair and landing, plasterboard bathroom riser, refurbished stairs, secondary glazing, and new internal heating/electrical/drainage systems.

Assessment

3.13 The impact of the internal works on the historic significance of the listed building has been fully assessed by the Councils Conservation Officer. The removal of the steel piers/beams would not impact on the listed building, provided any damage to the internal walls is made good. The concrete floorslab at lower ground level would replace an existing floorslab and would not impact on the listed building, however, a condition is recommended to be applied requiring section plans for these works/preventing below ground excavation and giving details of a building method statement. The lower ground/ground level lift would require an opening in the floor/ceiling between these floors and the removal of walls at both levels. However this alteration would not significantly alter historic fabric or the historic layout of the property and is considered to be acceptable. The lowering of the floor in the east part of the rear wing and the replacement flooring including sound insulation is not

considered to harm the historic significance of the building.

3.14 The removal of the modern suspended ceilings and installation of replacement plaster ceilings or ceiling repairs where required would enhance the historic character of the property. The internal walls shown for removal are mostly non-original and would have no significant impact on the listed building subject to the making good of any damage. The proposed new partition walls would have no impact on the building. The installation of dry lining in the rear wing only would not harm the historic fabric and it is noted that this would not take place in the main house.

3.15 The replacement of the internal doors and skirting boards is supported in principle; however, detail of the design and materials is conditioned. The proposed secondary glazing would not be installed at ground and first floor levels on the front elevation of the building to preserve the character of this significant elevation.

3.16 The under floor heating system and new internal heating/electrical/drainage systems are again supported in principle, subject to detailed mechanical and engineering layouts and method statements.

3.17 Details of the alterations to fireplaces/new fireplaces is recommended to be subject to planning condition to ensure that these alterations preserve the character of the listed building.

3.18 The replacement floor and doors in the below ground vaults would preserve the historic fabric and would be acceptable.

3.19 Overall, the internal and external works would preserve or enhance the character and historic significance of the listed building and conservation area and are supported in accordance with policies DP25 and the NPPF.

4. Amenity Impact

4.1 Policy DP26 seeks to ensure development does not cause harm to the amenity enjoyed by neighbouring residents.

4.2 The site is bounded to the north by 12 Conway Street which is comprised of three residential flats and to the east by 18 Fitzroy Square which is also in residential use. To the south and west the site is separated from properties by roads, therefore the only properties to potentially be impacted by the development would be 12 Conway Street and 18 Fitzroy Square.

4.3 With regard to No.18, the replacement stone coping to the party wall would have no impact and the replacement external stair would not be sited any closer to the boundary wall with No.18 than the existing terrace and stair. In respect of No.12 Conway Street, again the replacement stone coping to the party wall would have no impact and the new kitchen extract in the north west corner would be for a domestic kitchen only and would have no impact. The submitted Noise Survey demonstrates that the replacement air conditioning units and air source heat pump in the side light well would not result in a noise impact in the area. Given the nature of the proposed works there would not be an impact on neighbouring resident's amenity, there would be no significant changes to the exterior of the building.

5 Transport Implications

5.1 The application site is located within an area with a PTAL score of 6b (excellent) and is located within Controlled Parking Zone. As per Policy DP18, the development will be required to be car-free and no parking permits will be allowed for future residents, as such this will be secured via a section 106 legal agreement.

5.2 In respect of cycle parking, it is proposed to provide 4 spaces at basement level within the lightwell vaults. Whilst this wouldn't be provided with level access given the listed nature of the application site and as it would be single dwelling it is considered it would be an appropriate location.

5.3 The development involves the extensive internal and external refurbishment of this Grade II* Listed Building and the site is also constrained with limited accessibility and several neighbouring residential properties. In accordance with polices DP20 & DP21 a Construction Management Plan (CMP) would therefore be secured on this application by s.106 agreement in order to ensure that the construction process does not impact on local amenity or highway safety.

6 Sustainability

6.1 In accordance with DP22 the development would have to ensure the development incorporates sustainable design and construction measures. The development would meet BREEAM excellent and a 48% CO2 saving in accordance with the requirements of DP22.

6.2 The development would provide an internal cooling system which is discouraged by policy DP22 in the interests of reducing energy use and reducing impact on the local microclimate from localised heating. However, the Council can not prevent an internal cooling system on this scale of development, particularly where the development has demonstrated compliance with the Council's sustainability policies in other regards.

7 Waste

7.1 It is proposed to store the waste within wheelie bins located in the basement level light well; it would then be left on street for collection.

8 Housing Quality

8.1 The development would provide a large dwelling house which would provide good living conditions for future residents.

9 CIL

9.1 The development would be creating a new residential unit and as such would be liable for the Mayoral CIL.

10. Conclusion

10.1 Overall, the proposed use of this redundant office building as a single family dwelling house would be a suitable use for this listed building. The building presently provides sub-standard office accommodation and the proposed use is considered to be the most appropriate use for this listed building which was originally built as a dwelling. The internal and external alterations are not considered to cause harm to the special interest of the building and would preserve and enhance the character and appearance of the area. The development would not impact on the highway network and would be a car free scheme with the rights to car parking permits in the local parking zone withdrawn. The development would also not impact on local amenity, would meet the necessary housing and sustainability standards.

Recommendation: Grant conditional planning permission subject to Section 106 legal agreement and listed building consent.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 28th of November 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Rolfe Judd Planning
Old Church Court
Claylands Road
London
SW8 1NZApplication Ref: **2016/2046/P**

25 November 2016

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)**DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**Address:
19 Fitzroy Square
London
W1T 6EQ**DECISION**
Proposal: Change of use from offices (B1a) to single dwellinghouse (C3) with external alterations including replacement roof and access platform, new doorway with access bridge, air conditioning units and air source heat pump.

Drawing No's: 14113_PL_01 P1, 14113_PL_02 P1, 14113_PL_03 P1, 14113_PL_04 P1, 14113_PL_06 P2, 14113_PL_07 P1, 14113_PL_08 P1, 14113_PL_20 P2, 14113_PL_21 P3, 14113_PL_22 P2, 14113_PL_23 P2, 14113_PL_25 P2, 14113_PL_26 P2, 14113_PL_27 P2, 14113_PL_31 P2, 14113_PL_32 P4, 14113_PL_33 P5, 14113_PL_34 P2,, 14113_PL_36 P5, 14113_PL_37 P5, 14113_PL_38 P4, 14113_PL_40 P1, D&A (April 2016 revised 16th November 2016), Heritage Assessment (18th July, 2016), Energy Assessment Issue 3 (26th July 2016), BREEAM Daylight Analysis Issue 1, BREEAM Pre-assessment Issue 3, SAP Worksheets

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 building 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 14113_PL_01 P1, 14113_PL_02 P1, 14113_PL_03 P1, 14113_PL_04 P1, 14113_PL_06 P2, 14113_PL_07 P1, 14113_PL_08 P1, 14113_PL_20 P2, 14113_PL_21 P3, 14113_PL_22 P2, 14113_PL_23 P2, 14113_PL_25 P2, 14113_PL_26 P2, 14113_PL_27 P2, 14113_PL_31 P2, 14113_PL_32 P4, 14113_PL_33 P5, 14113_PL_34 P2,, 14113_PL_36 P5, 14113_PL_37 P5, 14113_PL_38 P4, 14113_PL_40 P1, D&A (April 2016 revised 16th November 2016), Heritage Assessment (18th July, 2016), Energy Assessment Issue 3 (26th July 2016), BREEAM Daylight Analysis Issue 1, BREEAM Pre-assessment Issue 3, SAP Worksheets

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the future occupiers, adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies

DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 5 The flat roof of the rear wing at 1st floor level shall not be used as an amenity or roof terrace purposes.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

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.
- 3 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 4 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

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.

Yours faithfully

Supporting Communities Directorate

DECISION

Rolfe Judd Planning
Old Church Court
Claylands Road
London
SW8 1NZApplication Ref: **2016/2825/L**
Please ask for: **Robert Lester**
Telephone: 020 7974 2188

25 November 2016

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent GrantedAddress:
19 Fitzroy Square
London
W1T 6EQ**DECISION**

Proposal: Internal and external alterations and refurbishment including new doorway and access bridge, replacement roofs and access platform, replacement or refurbishment of internal walls/doors, front/side elevation windows and internal stairs, removal or replacement of suspended ceilings and replacement windows to the rear, installation of secondary glazing, internal lift and new internal heating/electrical/drainage systems.

Drawing No's: 14113_PL_01 P1, 14113_PL_02 P1, 14113_PL_03 P1, 14113_PL_04 P1, 14113_PL_06 P2, 14113_PL_07 P1, 14113_PL_08 P1, 14113_PL_20 P2, 14113_PL_21 P3, 14113_PL_22 P2, 14113_PL_23 P2, 14113_PL_25 P2, 14113_PL_26 P2, 14113_PL_27 P2, 14113_PL_31 P2, 14113_PL_32 P4, 14113_PL_33 P5, 14113_PL_34 P2,, 14113_PL_36 P5, 14113_PL_37 P5, 14113_PL_38 P4, 14113_PL_40 P1, D&A (April 2016 revised 16th November 2016), Heritage Assessment (18th July, 2016), Energy Assessment Issue 3 (26th July 2016), BREEAM Daylight Analysis Issue 1, BREEAM Pre-assessment Issue 3, SAP Worksheets

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

Executive Director Supporting Communities



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) Details including elevation and section plans at 1:10 and materials and finishes of all refurbished/replaced windows and external doors.

- b). Details including elevation and section plans at 1:10 and materials and finishes of the new door to Conway Street, access bridge and gates.

- c) Details including elevation and section plans at 1:10 and materials and finishes of the 1st floor rear access steps.

- d) Details of all external facing materials including new stone work, rainwater goods, render-work, hard-landscaping, mortar for re-pointing, roofing materials (samples of materials to be inspected on site).

- e) Details including elevation and section plans at 1:10 of the new rooflight.

- f) Details including elevation and section plans at 1:10, an internal door schedule

and details of materials and finishes for internal doors and skirting boards.

g). Details including elevation and section plans at 1:10 and materials and finishes for the secondary glazing.

h) Details including a method statement and details of finishes for the refurbished internal stairs.

i). Details including elevation and section plans at 1:10, materials and finishes for new fireplaces.

j). Details of the making good of any damage associated with the removal or installation of replacement internal walls.

k). Details of replacement ceilings including the ceiling design and plasterwork including a method statement.

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 Any historic fabric which is uncovered during the course of the works is to be retained in situ and the planning authority conservation officer notified immediately.

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.

- 6 Detailed of all new heating/electrical/drainage/fire suppression systems including a mechanical and engineering plan, layout and section plans, direction of joists and details of manifolds and details of making good any damage to the building fabric, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun. 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.

- 7 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

Informatives:

1. Historic England and the The Secretary of State have provided authorisation for the London Borough of Camden to determine this application dated 24th November, 2016.
2. You can find advice about your rights of appeal at:

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

Yours faithfully

Executive Director Supporting Communities

DECISION