

Mr Ryan Johnston
Russell Taylor Architects
Ground Floor
85 Blackfriars Road
London
SE1 8HA

Application Ref: **2016/6601/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

23 December 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
26 Fitzroy Square
London
W1T 6BT

Proposal:

Details of resurfacing materials, as required by conditions 4 of both planning permission ref 2016/3401/P and listed building consent ref 2016/2501/L (both dated 05/08/2016) for the change of use between 2nd and 4th floors to form 2 residential units including replacement three storey rear extension and associated alterations.

Drawing Nos: 6228/209, Portland Stone sample received 07/12/16, Yorkstone Diamond Sawn sample received 07/12/16; Covering Letter dated 01 December 2016.

The Council has considered your application and decided to grant permission

Informative(s):

- 1 Reasons for granting permission.

The principle of the repaving of the entrance way and steps to lower ground floor level in Portland stone and Yorkstone was already assessed and approved as part



of the parent application and as such the principle of these materials is not disputed. The requirements of this condition therefore relate purely to the selected stone types in order to ensure that they are appropriate for their setting.

The samples and specifications of the proposed facing stone materials have been submitted. These samples are considered to be of high quality in terms of their tone, texture and finish with existing similar examples in the local vicinity providing contextual justification. The proposed materials would thus not have a harmful impact on the appearance of the host buildings and streetscene. It is therefore considered that the proposed facing materials are appropriate, preserving the character and appearance of the listed building and conservation area. It is therefore considered that submitted details are adequate to discharge condition 4 of both the planning and listed building consent applications.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact on the appearance of the host buildings and streetscene, on the character of the conservation area or on neighbouring amenity. 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.16 and 66 of the 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 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. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

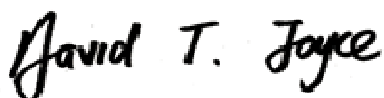
You are advised that all conditions relating to planning permission 2016/3401/P and listed building consent 2016/2501/L (both dated 05/08/2016) which need details to be submitted, have been approved.

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



David Joyce
Executive Director Supporting Communities