

Siofra Boyd
Rolfe Judd Planning
Old Church Court
Claylands Road
London
SW8 1NZ

Application Ref: **2016/2825/L**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

23 January 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
19 Fitzroy Square
London
W1T 6EQ

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 Nos: 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 & BREEAM Assessment (26th July 2016), BREEAM Daylight Analysis (17th March)

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 works are 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, metal work and 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.

l). Details of the design and location of the air source heat pump.

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.

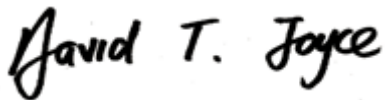
Informative(s):

- 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.

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities