

**HERITAGE STATEMENT**  
**(Addendum to Planning, Design and Access Statement)**

**ADAM HOUSE, 1 FITZROY SQUARE, LONDON W1T 5HE**

**INTRODUCTION**

This statement is prepared and submitted in support of an application for planning permission and listed building consent at 1 Fitzroy Square, London W1T 5HE relating to alterations and refurbishment of the ground floor front room as a reception/office in association with medical consulting rooms at lower ground floor. It complements the Planning, Design and Access Statement prepared by McAndrew Watts.

**PLANNING STATUS OF HERITAGE ASSET**

**Historic England Description**

The full description of the Application Site is provided in the Planning, Design and Access Statement. This indicates that it is Grade 1 listed and forms part of a terrace of 8 properties. The description confirms that the building was originally built in the early 1790's but as a consequence of bombing during WWII it was rebuilt and restored behind its Georgian façade. The building also includes a substantial 5 storey neo-Georgian extension.

**Policy Map Designation**

The Camden "Policies Map" (interactive version) has been consulted. This gives the relevant designations as being in a Conservation Area, within the designated Central London and within the Fitzrovia Action Area.

The Fitzroy Square Conservation Area covers approximately 6.9Ha. Fitzroy Square was previously part of the Bloomsbury Conservation Area, originally designated on 19th September 1968.

The Built Heritage Audit Plan (Appendix 2) in the Council's Fitzroy Square Conservation Area Appraisal and Management Strategy (FSCAAMS) (2010) confirms that the Application Site is a listed building.

The FSCAAMS confirms that the square was damaged by bombing and that its south side was reconstructed as a replica in terms of its street façade, but modern offices were constructed behind, employing large floor plates out-of-keeping with the original cellular floor plans (Paragraph 5.12). The document also indicates that after 1945 residential and hotel uses gave way to offices for professionals, charities, educational establishments and even diplomats (Paragraph 5.13)

## Planning History

The planning history records of the Application Site have been checked. The following applications have been identified:-

2015/4755/P

Change of use of basement from office (B1) to medical consulting and treatment rooms (D1)

Granted 06.11.2015

2015/6378/L

Reconfiguration of basement in connection with change of use.

Granted 06.11.2015

2016/1146/P

Installation of two air handling units and to the rear and the replacement of three windows with louvre screens

Granted 26.04.2016

2016/4601/P

Amendments to planning permission 2016/1146/P for the installation of two air handling units to the rear and the replacement of three windows with louvre screens dated 26/04/2016 to include the addition of a louvered window, amendment to which windows will be louvered and the installation of 2 x 25mm air extract pipes to the rear elevation

Granted 21.09.2016

2016/1464/P

Change of use of ground floor front room (60sqm) from office (B1a) use to flexible B1a/D1 use (reception and medical consulting rooms) with associated minor internal alterations

Granted 25.10.2016

2016/5166/L

Minor internal alterations in connection with the change of use from B1a (office) use to B1/D1 use (reception/medical consulting rooms)

Granted 25.10.2016

2016/4164/L

Internal reconfiguration of the basement space, addition of secondary glazing and air handling unit with servicing and louvres to existing openings in modern elevations

Granted 19.12.2016

These indicate that the established use of the Application Site is as offices (B1). The Council, however, has given consent to use a certain part of the building for D1 use.

## RELEVANT PLANNING POLICY

### National Planning Policy Framework

The Government's national planning policies on the conservation of the historic environment are provided in Section 12 (Conserving and enhancing the historic environment) of the NPPF. It states, at Paragraph 128, that:

*"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary."*

### Camden Local Development Framework: Camden Development Policies (2010)

The Development Plan comprises the London Plan, which is primarily strategic guidance, and the Camden Core Strategy, the Development Policies Document and the Fitzrovia Action Area Plan.

In the Development Policies Document works to listed buildings are covered by Policy DP25 (Conserving Camden's Heritage). This states that:-

*"To preserve or enhance the borough's listed buildings, the Council will:*

*e) prevent the total or substantial demolition of a listed building unless exceptional circumstances are shown that outweigh the case for retention;*

*f) 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; and*

*g) not permit development that it considers would cause harm to the setting of a listed building."*

## SIGNIFICANCE OF HERITAGE ASSET

### Measuring Significance

In 2008, Historic England (previously English Heritage) published "Conservation Principles: Policies and Guidance". The document explains its approach to significance and managing change by indicating that there are 4 aspects to it i.e. historic, aesthetic, evidential and communal. It also advises that the relative levels of significance can be measured as follows:-

#### Exceptional

An asset important at national to international levels, including scheduled ancient monuments, Grade I and II\* listed buildings and World Heritage Sites. Substantial harm should be wholly exceptional.

### High

A designated asset important at a regional level and also at a national level, including Grade II listed buildings and conservation areas. Substantial harm should be exceptional.

### Medium

An undesignated asset important at a local to regional level, including local (non-statutory) listed buildings or those that make a positive contribution to the setting of a listed building or to a conservation area. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.

### Low

Structure or feature of very limited heritage value and not defined as a heritage asset. May include insignificant interventions to listed buildings. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.

### Negative

Structure or feature that harms the value of a heritage asset. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

### **Special interest of the building**

The condition of the interior of the building and the nature and extent of the alterations being proposed are outlined in the submitted Planning, Design and Access Statement. This includes minor building works and installing plant.

In reviewing the planning history of the Application Site the Applicant has noted that on the decision notice for the change of use (LPA ref: 2015/4755/L) and informative in included. This states the following:-

*“The proposal is for the change of use only affects the interior of the Grade I listed building. The existing building was largely rebuilt in the 1950’s as the original building had suffered bomb damage. The interior and the layout of the building is non-original and therefore the proposal would not result in the loss of original fabric or the special interest of the listed building and the character and appearance of the Fitzroy Square Conservation Area”.*

It is accepted that the Application Site categorised within the ‘Exceptional’ category for significance value as per the English Heritage’s document. The works specified in the applications, however, relate predominantly to the interior of the building. The Council accepts that this part of the Application Site is not Georgian in age but modern being constructed in the 1950’s. As such, there is no conflict with Policy DP25(f) of the Camden Local Development Framework: Camden Development Policies.

### **CONCLUSION**

It is concluded that there will be a very minor negative impact on Adam House. As such, it is not considered that the proposals represent any harm to the character of the conservation area or the listed building.