

Mr Ian Watts
McAndrew Watts
29 The Coach House
Birmingham Road
Whitacre Heath
B46 2ET
United Kingdom

Application Ref: **2017/0246/L**
Please ask for: **Alfie Stroud**
Telephone: 020 7974 **2784**

13 April 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Adam House
1 Fitzroy Square
London
W1T 5HE

Proposal:
Alterations to existing internal layout
Drawing Nos:
1456-PL01_A; 1456-PL02;
Planning - Design & Access Statement;
Heritage Statement.

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 work and work of making good shall be carried out to match the original work as closely as possible in materials and detailed execution.

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.

Informative(s):

- 1 Adam House, 1 Fitzroy Square is a Grade-I listed house, designated for its contribution to the exceptional piece of planned Georgian townscape, but almost entirely reconstructed behind the front elevation in the middle of the twentieth century.

The proposals would make modest alterations to the approved internal layouts in the basement rooms as consented in 2016 (ref: 2016/4164/L), add some partitions to the ground floor consulting and reception rooms, and add one air conditioning unit to an existing area of plant in the rear yard.

The additional air conditioning unit would have no greater visual impact on the modern rear yard than the existing plant, and entails no impact on the existing fabric of the building. Changed and new partitions in the ground and basement floors have all been designed to be fully reversible, not to interrupt any windows, and to leave principal room volumes legible - as in the deference to the downstand marking the lost lateral partition in the ground-floor front room. Finishes are of good quality and appropriate to the interior, where no historic features or fabric survive. The proposals are considered to sustain and in no way to harm the special interest of the listed building.

Consultation was undertaken by placement of a site and press notice, and no objections have been received prior to making this decision. Historic England responded with a letter of flexible approval, signed and endorsed by the Secretary of State on 16 March 2017. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the special interest of the listed building under s. 16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR)

2013

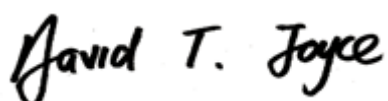
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016 consolidated and amended since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.
- 3 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, 5 Pancras Square, N1C 4AG (tel: 020-7974 6941).

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce
Director of Regeneration and Planning