

Mr. Drew Meakin
Thomas Croft Architects
9 Ivebury Court
325 Latimer Road
London
W10 6RA

Application Ref: **2016/4877/L**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5101**

22 December 2016

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
33 Fitzroy Square
London
W1T 6EU

Proposal:

Demolition of existing external lift enclosure and Conway Street annex behind retained front façade of existing dwelling house and erection of three storey annex building behind the retained façade with raised parapet, raised mansard roof with 3 dormer windows and raised sills at first floor level; creation of first floor external terrace with 2m high trellis on eastern side elevation; internal alterations to plan form, floor levels, relocation of existing lift and reinstatement of period features in main building at Fitzroy Square

Drawing Nos: 090 (Site location plan); 120D; 121D; 122G; 123F; 124D; 125C; 130C; 131D; 132C; 133; 140A; 141E; 150; 151A; 220; 221; 222, 223, 224, 230, 231, 240, 241, 900, 901; 902 rev A; 903 rev A; 904; 905; Planning and Heritage Statement produced by Montague Evans dated July 2016.

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 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) Plan, elevation and section drawings of all new skirting, cornices, and other new applied decorative plasterwork or joinery with typical moulding details at 1:1.

b) Plan and elevation drawings of all new fireplaces and surrounds at scale 1:10.

c) Plan, elevation and section drawings, including jambs, head and cill, of all new and altered internal and external door openings at scale 1:10.

d) Plan, elevation and section drawings of all new internal and external doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.

e) Plan, elevation and section drawings, including jambs, head and cill, of all new and altered window openings at scale 1:10.

f) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

g) Plan drawings, samples and manufacturer's details of all new floor finishes.

h) Samples and manufacturer's details of new facing materials for the annexe building including bricks, mortar, and slates shall be submitted and shall be provided on site and retained on site during the course of the works.

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

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

Informative(s):

1 Reasons for granting listed building consent.

The proposal includes internal alterations to the main Grade I listed house and demolition and external and internal alterations to the annex building to the rear that fronts onto Conway Street.

Internal alterations

(i) Staircase and relocation of the lift shaft

A great benefit to the quality and appreciation of the building's significant interiors arises from the relocation of the lift shaft off the back of the original cantilevered stone staircase. Although the original enclosed stair compartment is not to be restored, the replacement of unlit lift access lobbies with partially-glazed landings opening into well-lit living circulation and living space beyond will bring natural light back to the stair compartment and main circulation spaces of the house. A section drawing has been provided to illustrate the proposed interaction of the new lobby spaces with the main staircase. The proposed glazing will connect only with twentieth-century fabric. It is proposed to install doors to the openings off the stairwell, restoring a greater sense of the stair compartment's historic volume and enclosure. Detailed plan, section and elevation drawings of these doors would be required to be provided.

(ii) Alterations within the historic house

Due to the building's previous use as a foot hospital, standing fabric on the upper floors generally dates from domestic reconversion in recent decades. The same works involved intervention in floors and ceilings. Historic plan overlays have been produced demonstrating the extent of original fabric lost and of historic alterations to the plan form. The proposed third-floor partitions respect the historic plan form more than the present arrangement and retain an appropriate sense of enclosure to circulation spaces. The removal of a partition in a historic position from the second-floor front rooms is justified by evidence that this wall is constructed of modern timber studwork, and by ambiguity about any original partitioning of this space. Other alterations to this floor restore a better sense of historic room volumes or concentrate interventions within the less sensitive fabric and volume of the rear extension. On the ground and first floors, the doors and doorways between the principal historic rooms and the rear extension are to be altered: the dimensions and details of these must be submitted under the general condition relating to doorways. Removal of partitions and doorways in the lower ground floor will restore a two room volume to the historic house, and otherwise concentrate partitions in the non-historic fabric and plan-forms of the rear extension. Any alterations to existing architraves, skirting, or cornices and other applied mouldings would be required by condition.

External alterations (including demolition)

(iii) The rear extension, facing Conway Street

The proposed alterations to the rear extension facing Conway Street are motivated mainly by a desire to enable the continuation of living space from the rear of the main house into these buildings. This raises the risk of a conflict between the contribution of historic and architectural interest made by the more modest room volumes, which allow its historic evolution and separate function to be read, and the equivalent contribution of the grander volumes in the main house. The extension also has its own significant historic associations, with the Omega Group, for instance, and makes an important and typical contribution to the Fitzrovia townscape; these qualities are no longer associated with the largely modern fabric of its interior, but mean that the retention of its patina, quality and architectural and townscape integrity is highly desirable.

Historic England advised that they are not opposed to the realignment of floor levels and the raising of the ridge height in the extension if this can be reconciled with the above. It is critical that the extension retains integrity, character and patina as it is perceived from the street. Its existing floor structures and rear elevation have been entirely reconstructed but retain appropriate volumes within the building and the sense of its historic relationship to the house - formally disconnected but more recently ancillary. By careful management of window openings, sash and box dimensions, floor levels aligned with those on the principal floors of the historic house can be accommodated behind the façade of the rear extension. On the first floor, there will be sufficient clearance between the finished floor level and the glazing to maintain acceptable views of activity within from Conway Street, where other historic elevations contain windows of different scales and dimensions. By installing a dropped ceiling at ground-floor level, an important and appropriate transition in ceiling height and volume will be maintained between the principal historic rooms and those in the extension. Otherwise, the proportions, roof form, proposed rear balcony and glazing of the rear extension will all preserve the existing relationship of the rear extension with the historic house.

A detailed condition will require for approval the choice of brick and mortar for alterations to the elevations and the choice of slate for the mansard roof, and the submission of detailed plans, sections and elevations of the proposed new windows, shown in their reveals, (at 1:2 and 1:10 as appropriate).

Summary

Alterations to the rear extension will do limited harm to its integrity as a historic building and so to its special interest, but this harm is mitigated by careful detailing and the quality of the proposed finishes, which will retain the essential quality and exterior character of the structure. This limited harm is balanced by improvements to the quality of the more significant main historic house, chiefly around the main stair, but also arising from reinstatement of plan-form and the improvement of reproduction detailing. As such, the proposals will not harm the special interest of the listed building, and would be considered acceptable.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

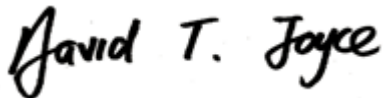
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the policies in The London Plan 2016 and paragraphs of the National Planning Policy Framework.

- 2 You are advised that no substantial demolition works can commence on site until the associated planning application (ref 2016/4282/P) has been granted permission subject to a S106 legal agreement.

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