

Simon Watkins
HUB Architects and Designers Ltd.
15 Hoopers Yard
Kimberley Road
London NW6 7EJ

Application Ref: **2017/3325/L**
Please ask for: **Antonia Powell**
Telephone: 020 7974 **2648**

3 August 2017

Dear Sir

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Flats 3 and 4
27-29 Fitzroy Street
LONDON
W1T 6DS

Proposal:
Introduction of an internal staircase to amalgamate flat 3 and 4 to make a four-bedroom apartment, with associated internal reconfiguration.
Drawing Nos:

As existing plans; 1228-PL-001;
As proposed floor plans; 1228-PL-101;
Heritage Statement by HUB Architects dated May 2017;
Design and Access Statement by HUB Architects dated May 2017.

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 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 D2 of the Camden Local Plan 2017.

- 3 All new work and work of making good shall be carried out to match the existing adjacent 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 D2 of the Camden Local Plan 2017.

Informatives:

- 1 No 27-29 Fitzroy Street date originally from circa 1790 and are Grade II Listed. However the interiors of No 27-29 Fitzroy Street have been replaced during the later part of the 20th century. The current floorplan and internal fabric all date from this 1970's "refurbishment". On site it was clear that all internal historic fabric has been removed and that only the external elevations were of architectural or historic note.

This scheme seeks to introduce an internal stair to flats 3 and 4 thereby creating a single residential unit.

As the layout and fabric of the building is from the late 20th century and the proposed works will not be visible from anywhere other than inside the flat, it is considered there will be no harm to the architectural or historic significance of the building.

The site's planning history has been taken into account when making this decision

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 Planning (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 policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape,

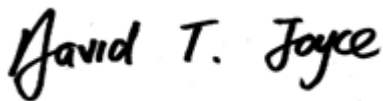
access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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
Director of Regeneration and Planning