

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

Application Ref: **2016/7117/L**
Please ask for: **Alfie Stroud**
Telephone: 020 7974 **2784**

3 January 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
**Ground Floor Front Left
Adam House
1 Fitzroy Square
LONDON
W1T 5HF**

Proposal:

External and internal alterations in connection with the installation of external air conditioning condensor and grilles, including alterations to existing internal layout.

Drawing Nos:

1456-PL01_A; 1456-PL02;
Acoustic Report (Peak Acoustics);
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 The development hereby permitted shall be carried out in accordance with the following approved plans:

1456-PL01_A; 1456-PL02;
Acoustic Report (Peak Acoustics);
Planning - Design & Access Statement;
Heritage Statement.

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.

Informative(s):

- 1 Reasons for granting listed building consent:

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 add one air conditioning unit to an existing area of plant in the rear yard. The additional unit would have no greater visual impact than the existing plant, entail no impact on the existing fabric of the building, and is considered to cause no noise concerns as the noise levels meet current noise criteria. The proposals would also replace various doors and move a partition within the modern fabric of the interior of the building on the ground floor. A new lateral partition has been arranged to sit beneath the downstand which best demarcates the proportions of the two original rooms. The proposals would not 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, though the concerns of one respondent were considered in the imposition of a noise condition. Historic England responded with a flexible letter of authorisation dated 28 February 2017. 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.

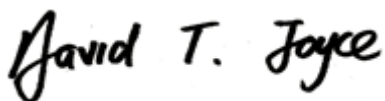
As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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



David Joyce
Director of Regeneration and Planning