

Rolfe Judd Planning  
Old Church Court  
Claylands Road  
The Oval  
London SW8 1NZ

Application Ref: **2017/6044/L**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

12 January 2018

Dear Sir/Madam

## DECISION

Planning (Listed Building and Conservation Areas) Act 1990

### Listed Building Consent Granted

Address:

**48 Fitzroy Street and  
21-23 Grafton Mews  
London  
W1T**

Proposal:

Replacement of 2nd floor mansard storey at 21-23 Grafton Mews by new brick built roof extension plus 2nd floor rear extension and external alterations to fenestration at front and rear; internal alterations to lower and upper ground floors of 48 Fitzroy Street and changes in fenestration to rear; all associated with the change of use of the second floor flat at Grafton Mews to Class B1 offices and the change of use of the basement and ground floor offices at 48 Fitzroy Street to a 2 bed maisonette (Class C3).

Drawing Nos: 1706-0100-AP-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011 (all rev PL01); 1706-0200-AP-001 PL05, 1706-0200-AP-002 PL04, 1706-0200-AP-003 PL02, 1706-0200-AP-004 PL02, 1706-0200-AP-005 PL02, 1706-0200-AP-006 PL02; 1706-0300-AP-001 PL05; 1706-0400-AP-001 PL02, 1706-0400-AP-002 PL03, 1706-0400-AP-003 PL03; Planning Statement dated 31/08/2017 by Rolfe Judd Planning, Design and Access Statement rev PL04 by EMRYS dated 5.12.17.

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: 1706-0100-AP-001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011 (all rev PL01); 1706-0200-AP-001 PL05, 1706-0200-AP-002 PL04, 1706-0200-AP-003 PL02, 1706-0200-AP-004 PL02, 1706-0200-AP-005 PL02, 1706-0200-AP-006 PL02; 1706-0300-AP-001 PL05; 1706-0400-AP-001 PL02, 1706-0400-AP-002 PL03, 1706-0400-AP-003 PL03; Planning Statement dated 31/08/2017 by Rolfe Judd Planning, Design and Access Statement rev PL04 by EMRYS dated 5.12.17.

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 Before the relevant part of the work is begun, detailed drawings in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), external doors and gates on the Fitzroy Street property's side elevation facing the courtyard.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

## Informative(s):

- 1 Reasons for granting consent.

The application was revised to preserve the historic fabric of the listed building at Fitzroy Street- the positioning of the bathroom has been relocated from the centre of the ground floor principal rooms towards the closet wing and the bay window towards the rear courtyard has been retained. The minor external and internal alterations to the lower and upper ground floors are considered acceptable.

The proposed roof extension to the Grafton Mews block would be of a similar height and size to the mansard roof being replaced and with minimal changes to

the design of the rear elevation. It is acceptable in terms of bulk and design and would not harm the historic setting of the host listed building.

Special regard has been attached to the desirability of preserving the listed building, its setting 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 2013.

The planning and appeal history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

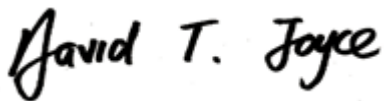
As such, the proposed development is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

- 2 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.

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