

## Muthoora, Leela

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**From:** Consult <consult@georgiangroup.org.uk>  
**Sent:** 17 April 2018 15:22  
**To:** Planning  
**Cc:** Consult  
**Subject:** 2018/1361/P - 28 Fitzroy Square, London, W1T 6DD

Dear John Driver,

### **2018/1361/P - 28 Fitzroy Square, London, W1T 6DD**

Thank you for consulting the Georgian Group on the above application. A site visit was undertaken on Tuesday 10<sup>th</sup> April to discuss the proposals in further detail with the applicant. Our understanding is that following continued discussion with your authority, the scope of the desired work has been reduced. Nonetheless, the Group has some concerns which are outlined below.

The Grade II\*-listed 28 Fitzroy Square is a part of a terrace of 13 houses on the west side of Fitzroy Square. Built in 1832-5, the house has a stuccoed principle elevation, with cast-iron area railings, and a first-floor balcony. The centre of the terrace is palace-fronted with giant order Ionic columns. The terrace complements the Grade I-listed Robert and James Adam terraces on the south and east sides of the square and forms an important aspect of the buildings' setting.

We understand from discussion with the applicant that the scope of works to the rear elevation of the house has been reduced, though this appears not to be reflected in the application documentation. The Group supports Camden's pre-application advice that the rear extension of No.29-30 causes harm to the significance of the house and adjacent houses and should be given very limited weight as a precedent, particularly as it was granted under previous planning policy. Any changes to the existing rear elevation should be in line with the adjacent properties at Nos. 26-28, which provide a consistent level of infilling, either as a full-width ground-floor extension, or a part-width ground and first floor extension.

The proposed sub-division of the ground-floor front room would harm the plan form of the house and would be an incongruous addition to the one of the principle spaces within the house. Regardless of whether the proposed changes are considered to be reversible, the original plan form of a terraced house makes an important contribution to its significance and should not be altered, particularly on the ground and first floors. Such a change would contravene Historic England's best practice guidance, *London Terraced Houses 1660-1860*.

#### Policy

In determining the application, we would remind your authority of the statutory duty set out in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, to have '*special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*'

The National Planning Policy Framework establishes as a core principle the conservation of the historic environment and places great emphasis on the value of the historic environment as a non-renewable resource. Of particular note is paragraph 132 of the NPPF which states:

*'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification [Our emphasis]'*

#### Recommendation

The application, in its present form, would cause some harm to the significance of a highly-graded listed building. As per paragraph 134 of the NPPF, any harm must be offset by public benefits delivered by the scheme. In this instance, given that no change is proposed to the use of the building, the only public benefit would be a small increase in employment space. We do not believe that this benefit would outweigh the harm associated with the proposals.

Please keep me informed of the progress of the application.

Yours sincerely,

Zachary Osborne  
South East Caseworker



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