

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

Application Ref: **2017/4898/L**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

21 May 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
33 Fitzroy Square
LONDON
W1T 6EU

Proposal:

Internal and external alterations including alterations to the plan form, floor levels, relocation of existing lift and reinstatement of period features in main building at Fitzroy Square. Removal of third floor room with addition of ocular skylight to main stairwell. Replacement of timber and glass Belvedere to roof with metal and glass Belvedere.

Drawing Nos: 90; 320; 321; 322; 323; 324; 325; 330; 330.1; 331; 333; 340; 340.1; 341; 10; 11; 12; 13; 20; 21; 22; 23; 30; 31; 40; 41; 42; 43; 44; 45; 50; 51; 90; 400 rev C; 401 rev C; 402 rev C; 403 rev C; 404 rev C; 405; 420; 421; 422; 423; 430; 431; 500; 501; 502; 503; 506.1; 506.2; 516; 603; 603.1; 604; 605; 606; 607; 608; 609.1; 610; 610.1; 611; 612; 622; 623; 624; 625; 625.1; 626; 627; 628; 629; 631; 631.1; 632; 632.1; 633; 633.1; 634; 641; 641.1; 643; 643.1; 645; 646; 650; 651; 651.1; 652; 653; 660; 660.1; 660.2; 660.3; 661; 661.1; 661.2; 700 rev B; 701; 710 rev A; 711 rev B; 712; 713; 720; 721; 722; 723; 725; 726; 730; 734; 734.1; 734.2; 736; 736.1; 760; 900; 900.1; 901; 901.1; 901.2; 902; 902.1; 903; 903.1; 910; 910.1; 920-924; 926; 928; 930; 931; 932; 933; 934; 950 rev A; 951 rev A; 952 rev A; 953 rev A; 954 rev A; 955 rev A; 960; 961; 970; 971; 972; 973; 980; 991; 999; D200 rev A; D201 rev A; D202 rev A; D203 rev A; SO400 rev A; SO401 rev A; SO402 rev A; SO403 rev A; SO404 rev A; SP400; SP401; SP402; SP403; SP404; SP405; GCSC-0; GCSC-1; GCSC-2; GCSC-3; GCSC-4; 5345-00; 5345-01; 5345-02 & 03; 5345-04 & 05;



5345-SP.01; PS01; PS02; S1.0; S1.1; S1.2; S1.3; S1.4; S1.5; S1.6; S2.1; S2.2; S4.1; S4.2; S5.1

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 D2 of the Camden Local Plan 2017.

- 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 cornices, decorative ceiling and other new applied decorative plasterwork.

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

c) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:2 including the beveledere and lantern roof light

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

e) 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.

f) Method statement and on-site sample panels for the repair, cleaning and repointing of all internal and masonry including any cleaning and repointing of external brickwork and internal staircase.

g) Plan elevation and section drawings of the new lightwell staircase.

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 D2 of the Camden Local Plan 2017.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

90; 320; 321; 322; 323; 324; 325; 330; 330.1; 331; 333; 340; 340.1; 341; 10; 11; 12; 13; 20; 21; 22; 23; 30; 31; 40; 41; 42; 43; 44; 45; 50; 51; 90; 400 rev C; 401 rev C; 402 rev C; 403 rev C; 404 rev C; 405; 420; 421; 422; 423; 430; 431; 500; 501; 502; 503; 506.1; 506.2; 516; 603; 603.1; 604; 605; 606; 607; 608; 609.1; 610; 610.1; 611; 612; 622; 623; 624; 625; 625.1; 626; 627; 628; 629; 631; 631.1; 632; 632.1; 633; 633.1; 634; 641; 641.1; 643; 643.1; 645; 646; 650; 651; 651.1; 652; 653; 660; 660.1; 660.2; 660.3; 661; 661.1; 661.2; 700 rev B; 701; 710 rev A; 711 rev B; 712; 713; 720; 721; 722; 723; 725; 726; 730; 734; 734.1; 734.2; 736; 736.1; 760; 900; 900.1; 901; 901.1; 901.2; 902; 902.1; 903; 903.1; 910; 910.1; 920-924; 926; 928; 930; 931; 932; 933; 934; 950 rev A; 951 rev A; 952 rev A; 953 rev A; 954 rev A; 955 rev A; 960; 961; 970; 971; 972; 973; 980; 991; 999; D200 rev A; D201 rev A; D202 rev A; D203 rev A; SO400 rev A; SO401 rev A; SO402 rev A; SO403 rev A; SO404 rev A; SP400; SP401; SP402; SP403; SP404; SP405; GCSC-0; GCSC-1; GCSC-2; GCSC-3; GCSC-4; 5345-00; 5345-01; 5345-02 & 03; 5345-04 & 05; 5345-SP.01; PS01; PS02; S1.0; S1.1; S1.2; S1.3; S1.4; S1.5; S1.6; S2.1; S2.2; S4.1; S4.2; S5.1

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.

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.

(i) Alterations to Conway Street Annex

These works including demolition and rebuilding of the annex largely match those already approved under extant permission dated 22/12/2016 ref: 2016/4877/L except for changes to the rear fenestration of the annex building a new masonry lightwell staircase and other associated alterations. The proposal also includes amending the opening between the staircases aligning it with the landing windows and details appropriate door and associated shutter screen which would better appreciate and recognise the staircase compartment from within the main house.

(ii) Alterations within the historic house

The proposal would reinstate historically accurate detail and character throughout the interior which matched the original period of the house whilst providing modern

living accommodation of the highest quality. The principle reconfiguration of the main house have been approved under permission 2016/4877/L. This application established that 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. This allows a reasoned argument to provide a full and detailed refurbishment which seeks to scholarly recreate the building's original interior where possible.

(iii) External alterations (excluding those to Conway street annex)

Changes externally, other than those already approved are limited to new masonry lightwell staircase which replaces a modern steel stair, replacement of modern cellar vault doors at lower ground floor level. At roof level the changes involve the rebuilding of the existing modern timber and lead Belvedere in steel and glass, some additional rooflights to the inner roof pitches at roof level and the installation of a glass floor over new lantern rooflight over the staircase. The lantern over the staircase would be a major intervention which would remove a room at top floor level and allow light to the main stair. This would also include a glass rooflight over the lantern to retain a terrace from the belvedere are roof level. The applicants have demonstrated the accommodation above the staircase is awkwardly build and detailed and there would be substantial heritage benefit to providing a lantern to light the main staircase

The application is extremely detailed and covers all aspects of the works. The details not covered including stone repair and cleaning; new windows and decorative ceiling plans will be dealt with by way of condition. 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.

Summary

Alterations to the rear extension (already approved under an extant permission) 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.

- 2 Historic England have authorised to determine the application for listed building consent referred to above as the Council think fit. The Bloomsbury Conservation Area Committee welcomes the removal of the top floor room and the restitution of the roof light over the staircase. No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to 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 Listed

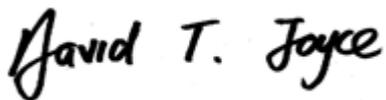
Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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.

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 style with a large initial 'D'.

David Joyce
Director of Regeneration and Planning