



Historic England

LONDON OFFICE

Mr John Diver  
London Borough of Camden  
Development Management  
5 Pancras Square  
London  
N1C 4AG

Direct Dial: 020 7973 3762

Our ref: L00848430

16 April 2018

Dear Mr Diver

**Arrangements for Handling Heritage Applications Direction 2015 &  
T&CP (Development Management Procedure) (England) Order 2015  
28 FITZROY SQUARE LONDON W1T 6DD  
Application No 2018/1481/L**

Thank you for your letter of 22 March 2018 notifying Historic England of the application for listed building consent relating to the above site.

28 Fitzroy Square is a grade II\* building forming part of a terrace around a fine London square. Its stuccoed frontage to the square is of very high significance, but its importance also lies in its relatively intact plan form, original or early internal features, and its structural fabric and original form, including the rear elevation.

The application is to make alterations to the property for continued office use. The changes include reconstruction of the rear extensions to a similar volume but altered form, and the addition of a rear extension roof terrace and plant enclosure: this includes demolition of part of the ground floor closet wing, likely to be original. Internal partitions would be changed at basement level and new or widened openings created on the second and third floors. The basement vault floors would be excavated, and a new glazed partition added within the ground floor front room. New services would be installed throughout.

Section 16 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in considering whether to grant listed building consent, a planning authority must have special regard to the desirability of preserving the building, its setting, and any features of special architectural or historic interest. The National Planning Policy Framework makes clear that any harm to a listed building requires clear and convincing justification, and that the bar is set higher for grade I and II\* buildings (para.132). It also impresses the need to minimise conflict between conservation and any aspect of a proposal: harm must be limited where practicable (para.129). Any proposal that causes harm to a listed building must be assessed by weighing this harm against the public benefits, which include any heritage benefits (para.134).



4TH FLOOR, CANNON BRIDGE HOUSE, 25 DOWGATE HILL, LONDON EC4R 2YA

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The information provided on installation of new services is limited to the broad location of FCUs and service routes on plan; it is stated that these units will be housed in joinery and wall mounted. The documents state that this will be done carefully in discreet locations, but no details have been provided, including whether this will involve notching of timbers, alterations to cornices for the riser between first and second floor, or other changes. We recommend that you should seek further information from the applicant on this element.

A new glazed partition is proposed for the front room, to make a smaller office at the front of the building. Although the glazing would be scribed round the existing detailing and only minimally affect existing fabric, it would be cut across from one side of the chimney breast and divide the present legible principal room space in two, in a manner which does not respond to original proportions, key internal features and historic materials. This change would cause some harm and its justification is unclear.

The alteration of the extension at the rear of the building will mean a full width extension at ground floor, as well as basement level. In general Historic England advise that this should be avoided to ensure the extension remains subservient, though in this instance we understand that there is some recent precedent in neighbouring properties, and we appreciate that the volume of rear extension is to remain the same as at present, with the removal of the later first floor extension. There would be considerable loss of fabric to the flank wall of the ground floor (earlier) closet wing, with the far nib concealed beside a partition.

The impact of some of the proposed alterations is unclear, and other elements of the works will cause some harm. We recommend that further information and/or amendments are requested. Please consult us again if any additional information or amendments are submitted.

Please note that this response related to historic building matters only. If there are any archaeological implications to the proposals it is recommended that you contact the Greater London Archaeological Advisory Service for further advice (Tel: 020 7973 3735).

Yours sincerely

**Kathy Clark**

Inspector of Historic Buildings and Areas

E-mail: [Kathy.Clark@HistoricEngland.org.uk](mailto:Kathy.Clark@HistoricEngland.org.uk)



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