

Miss Katherine Somers
INK BESPOKE LTD
315 Bankside Lofts
65 Hopton Street
London
SE1 9JL

Application Ref: **2018/3031/L**
Please ask for: **Charles Rose**
Telephone: 020 7974 **1971**

3 August 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

34 & 35 Fitzroy Square London W1T 6EY

Proposal:

Application for a new roof terrace to the rear of the buildings at first floor level and minor internal alterations.

Drawing Nos: 3435-P1-001; 100; 101; 102; 103; 104;
3435-P1-001; 200; 201; 202; 203Rev A; 204;
3435-P1-001; 500 Rev A; 501; 502 Rev A; 503; 504 Rev A; 506 Rev A

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 3435-P1-001; 100; 101; 102; 103; 104; 3435-P1-001; 200; 201; 202; 203Rev A; 204; 3435-P1-001; 500 Rev A; 501; 502 Rev A; 503; 504 Rev A; 506 Rev A

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reason for granting listed building consent

The proposed internal and external works would preserve the architectural and historic interest of the recently converted single family dwelling in a manner commensurate with its significance and former use as a hospital. The changes internally are minor and the creation of a roof terrace atop the modern rear extension allows the provision for a courtyard/amenity space in the manner original intended for the dwelling house.

Special regard has been attached to the desirability of preserving or enhancing the conservation area, under s. 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision. Historic England have authorised the Council to determine the application as they see fit. The decision has been ratified by the Secretary and State.

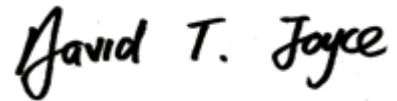
As such, the proposal is in general accordance with Policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2018 and National Planning Policy Framework.

- 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 style with a large initial 'D'.

David Joyce
Director of Regeneration and Planning