

Mrs Holly Mitchell
Simply Planning
15 Buckingham Gate
London
SW1E 6LB

Application Ref: **2018/1481/L**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

7 August 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
28 Fitzroy Square
London
W1T 6DD

Proposal:

External alterations to GII* listed property including ground floor rear extension and replacement window, demolition of existing first floor rear projection and provision of rear terrace (incl. access door and plant enclosure). Internal alterations incl. lowering of levels to front lightwell and refurbishments from basement to third floor levels incl. replacement of mechanical and electrical services, all in association with the continued use of the building as an office

Drawing Nos: (Prefix: SKK2131/) 002 rev A, 101 rev H, 102 rev H, 103 rev J, 104 rev J, 105 rev J, 109 rev E, 110 rev H, 111 rev C, 112 rev B, 113 rev B, 114 rev A, 115 rev A, 120 rev A.

Supporting files: Basement Impact Assessment Screening Report (ref.C12496), Covering Letter (dated 13.03.18), Environmental Noise Assessment (ref.103558.ph.Issue1), Heritage statement (ref.3184) dated March 2018, Opening-up works report (ref.3184) dated July 2018, Sketch of pipe route (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 The development hereby permitted shall be carried out in accordance with the following approved plans: (Prefix: SKK2131/) 002 rev A, 101 rev H, 102 rev H, 103 rev J, 104 rev J, 105 rev J, 109 rev E, 110 rev H, 111 rev C, 112 rev B, 113 rev B, 114 rev A, 115 rev A, 120 rev A.

Supporting files: Basement Impact Assessment Screening Report (ref.C12496), Covering Letter (dated 13.03.18), Environmental Noise Assessment (ref.103558.ph.Issue1), Heritage statement (ref.3184) dated March 2018, Opening-up works report (ref.3184) dated July 2018, Sketch of pipe route (rev A).

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 All new external and internal works, 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.

- 4 Before the relevant part of the work is begun, 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:

- a) Plan, section and elevation of the all new fireplaces to be replaced including elevation to show width of the chimney breast and photographs of the fireplaces to be replaced shall be submitted to and approved in writing by the council

- b) Detailed drawings and manufacturers details of all new light fittings along with accompanying floor plans

- c) Detailed drawings and manufacturers details of all power and data distribution along with accompanying floor plans

- d) Details of a damp proofing system to the front vaults

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 policy D2 of the London Borough of Camden Local Plan 2017.

- 5 All architectural features including e.g. cornices, architraves, skirting, floorboards, balustrades, and fireplaces shall be retained and repaired to match the original work unless shown on the drawings hereby 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.

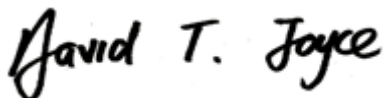
Informative(s):

- 1 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



David Joyce
Director of Regeneration and Planning