

Application ref: 2018/2766/L
Contact: Obote Hope
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Date: 30 October 2018

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Rolfe Judd Planning
Old Church Court
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

**48 Fitzroy Street
21-23 Grafton Mews
London
W1T 5BS**

Proposal:

Details including sections at 1:10 of all windows, external doors and gates on the Fitzroy Street property's side elevation facing the courtyard pursuant to condition 3 of planning permission 2017/6044/L dated 12.01.2018 for: replacement of 2nd floor mansard storey at 21-23 Grafton Mews by new brick built roof extension plus 2nd floor rear extension, and various external and internal alterations to the rear, all associated with the change of use of the second floor flat at Grafton Mews to Class B1 offices and the change of use of the basement and ground floor offices at 48 Fitzroy Street to a 2 bed maisonette.

Drawing Nos: 1706-0600AP-001 PL05, 1706-0600AP-003 PL02, 1706-0600AP-006 PL02 and 1706-600-AP-007 PL01.

The Council has considered your application and decided to grant Approval of Details

Informative(s):

1 Reasons for granting consent-

The submitted details of the timber windows and door are considered acceptable in terms of design and materials and would enhance the

appearance and setting of the host listed building.

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 2013.

As such, the proposed details provided are considered sufficient to demonstrate that they would safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

- 2 You are advised that all conditions relating to listed building consent granted on 12.01.2018 (2017/6044/L), which need details to be submitted, have been approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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, slightly slanted style.

David Joyce
Director of Regeneration and Planning