

## Heritage Statement



## No. 28 Fitzroy Square, Camden

Prepared by Heritage Collective on behalf of SKK Design

March 2018

Project Ref: 3184



## INTRODUCTION

1. No. 28 Fitzroy Square is an early-19th century townhouse forming part of a Grade II\* listed terrace comprising Nos. 20–32 Fitzroy Square and is located in the Fitzroy Square Conservation Area. The building is currently vacant but was last in use as offices.
2. It is proposed to undertake internal and external works to the property, in line with the client's specifications and taking into account the significance of the listed building, conservation area and other nearby heritage assets. The proposed scheme involves relatively minor changes internally and the rearrangement of the existing rear two-storey outrigger. A good level of historic plan form and fabric survives throughout and it is proposed to preserve and enhance these aspects where possible.
3. The purpose of this report is to present the local authority with a description of the significance of these designated heritage assets and the effects of the proposals on their significance. In doing so due regard has been given to the requirements of the National Planning Policy Framework (NPPF) and Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



**Figure 1:** Plan view of the southern quarter of Fitzroy Square. No. 28 delineated in red.



**Figure 2:** Aerial view of Fitzroy Square, seen from the south. No. 28 delineated in red.

4. This statement will demonstrate that the proposed works to the building are respectful and will preserve the special interest of the listed building, the conservation area and the significance of nearby listed buildings. Furthermore the proposals reflect and accord with local planning policy and guidance.
5. Prior to the submission of the proposals, design changes were made in response to pre-application consultation and feedback from Camden Council officers (ref: 2017/4978/PRE). In addition, the author has been engaged with the design and development phases to give advice on heritage and townscape significance, constraints and opportunities. Common aims have been to minimise harm to the historic environment, promote good design and to regenerate the site to accord with national, regional and local planning policy and guidance relating to the historic environment.



## LEGISLATION AND POLICY FRAMEWORK

4. Legislation relating to listed buildings and conservation areas is contained in the Planning (Listed Building and Conservation Areas) Act 1990. Sections 16 and 66 of the Act places a duty on the decision maker to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historical interest which it possesses. Section 72 of the Act places a similar duty on the decision maker with respect to the desirability of preserving or enhancing the character or appearance of conservation areas.
5. The Act does not require the prevention of change within conservation areas as such. Instead it is an administrative duty to ensure that the special interest of these areas are properly taken into account as material considerations, where relevant. The Act does not require enhancements to the character and appearance of a conservation area, although that would be a relevant material consideration.

### National Planning Policy Framework

6. The NPPF constitutes the Government's current national guidance and policy regarding development in the historic environment. It is a material consideration and includes a succinct policy framework for local planning authorities and decision takers. It relates to planning law by stating that applications are to be determined in accordance with the local plans unless material considerations indicate otherwise.
7. Paragraphs 126 to 141 of the NPPF deal with conserving and enhancing the historic environment with much emphasis on "significance", defined in annex 2 as:
 

*"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."*
8. Paragraph 126 of the NPPF encourages local planning authorities to recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. On the other hand, the same paragraph recognises the fact that new development can make a positive contribution to local character and distinctiveness, which is one of the factors to be taken into account, and that is reiterated again in paragraph 131.
9. Paragraph 128 of the NPPF places a duty on the Local Planning Authority (LPA) to require an applicant to describe the significance of any heritage assets affected by a proposal, providing a proportionate level of detail. The effects of any development on a heritage asset therefore need to be assessed against the four components of its heritage significance: its archaeological, architectural, artistic and historic interests.
10. Paragraph 129 requires LPAs to identify and assess "the particular significance of any heritage asset". This should be taken into account when considering the impact of a proposal on a heritage asset, including by development affecting its setting.
11. Paragraph 131 requires local planning authorities to take account of the desirability of new development, making a positive contribution to local character and distinctiveness.
12. Paragraph 132 applies specifically to designated heritage assets. It states that great weight should be given to their conservation and it requires a proportionate approach (i.e. the more important the asset, the greater the weight attached to its conservation). It also notes that significance can be

harmful or lost through alteration or destruction of the heritage asset or development within its setting. Setting of a heritage asset is defined as:

*'The surrounding in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'*

13. Conservation (for heritage policy) is defined in Annex 2 of the NPPF:
 

*"The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance."*
14. The importance and relevance of this definition is that it does not suggest conservation to be the same as preservation. Indeed, what sets conservation apart is the emphasis on proactively maintaining and managing change and not on a reactive approach to resisting change. In its simplest interpretation conservation could amount to a change that at least sustains the significance of a heritage asset.
15. Paragraph 133 deals with substantial harm to, or total loss of, significance of a designated heritage asset. Paragraph 134 deals with cases of less than substantial harm and notes that any such harm should be weighed against the public benefits of the proposal. Heritage protection and the conservation of heritage assets are recognised as of benefit to the public. Harm is identified by Historic England as change which erodes an asset's significance.

### National Planning Practice Guidance

16. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and recent case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset. Where a less than substantial harm is found it is for the local authority to weigh that harm against the public benefits of the proposal.
17. Paragraph 020 of the NPPG recognises that public benefits include heritage benefits, such as:
  - i. Sustaining or enhancing the significance of the heritage assets and the contribution of their setting;
  - ii. Reducing or removing risks to the heritage assets;
  - iii. Securing the optimum use of the heritage assets in support of their long-term conservation.
18. One of the 12 core planning principles for achieving sustainable development within the NPPF is to 'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for the contribution to the quality of this and future generations'.

### Local Policy and Guidance

#### The London Plan (2016)

19. The London Plan 2016 is the spatial development strategy for greater London and as such a piece of relevant planning policy.
20. **London Plan Policy 7.4** discusses the local character of buildings, streets and open spaces and notes that development should have regard to the pattern and grain of development, allow positively contributing buildings to influence future character and is informed by the historic environment.

21. **London Plan Policy 7.6** relates to architecture and requires buildings to be of the highest architectural quality and of a scale, composition and proportion which enhances the public realm. The policy notes that materials and details should complement the established local character and that the amenity of surrounding areas should not be unacceptably harmed by new development.
22. **London Plan Policy 7.8** indicates that development should be sympathetic to the form, scale, materials and architectural details of heritage assets, and should, where appropriate conserve, restore and re-use heritage assets. The policy requires historic environments such as conservation areas to be preserved and enhanced and development affecting heritage assets and their settings to conserve their significance in a sympathetic manner.
23. **London Plan Policy 7.9** requires the significance of a heritage asset to be assessed when development is proposed and schemes designed so that the heritage significance is recognised, and where possible repaired, restored and put to a suitable and viable use that is consistent with their conservation.

#### *Camden's Local Development Framework*

24. A number of policies are included Camden's Local Plan, which was adopted by the Council on 3 July 2017 and replaced the Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the borough.
25. Local Plan Policy D1 (Design): Policy D1 is concerned with the design of development and in this case, and seeks to secure high quality design that successfully relates to context and local character. Parts of A, B and E are of particular relevance and require development to:
- a. *Respect local character and context;*
  - b. *preserve or enhance the historic environment and heritage assets in accordance with "Policy D2 Heritage";*
  - e. *comprises details and materials that are of high quality and complement local character.*
26. Local Plan Policy D2 (Heritage): Policy D2 focuses on development affecting heritage assets, and seeks to preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. With regard to conservation areas the policy will:
- e. *require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
27. With regards to listed building, the policy states that the Council will:
- i. *resist the total or substantial demolition of a listed building;*
  - j. *resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building;*

#### **Fitzroy Square Conservation Area Appraisal and Management Strategy**

28. The Fitzroy Square Conservation Area Appraisal and Management Strategy is another piece of supplementary planning guidance. It includes a description of the character and appearance of the conservation area and also includes guidance relating to the management of change, and specifically targets alterations and extensions to existing buildings. Relevant points include:
- *Development proposals must preserve or enhance the character or appearance of the*

*Fitzroy Square Conservation Area. This requirement applies equally to developments which are outside the Conservation Area but would affect its setting or views into or out of the area;*

- *High quality design and high quality execution will be required of all new development at all scales. It will be important that applications contain sufficient information to enable the Council to assess the proposals;*
- *In all cases the Council will expect original architectural features and detailing to be retained, protected, refurbished in the appropriate manner, and only replaced where it can be demonstrated that they are beyond repair;*
- *Attention to detailed design is necessary regarding high quality smaller alterations such as shop fronts, signage, and extensions. These can harm the character and appearance of the Conservation Area to an extent belied by their individual scale;*
- *Within the Fitzroy Square Conservation Area there are many examples of historic rear elevations which are of interest. The original historic pattern of rear elevations within a street or group of buildings is an integral part of the character of the area and as such rear extensions will not be acceptable where they would compromise the special character;*
- *Where appropriate the Council will have regard to the feasibility of installing air-handling equipment so that the position, particularly in visually sensitive locations and in the proximity of residential accommodation, will protect local amenity and preserve the appearance of the Conservation Area.*

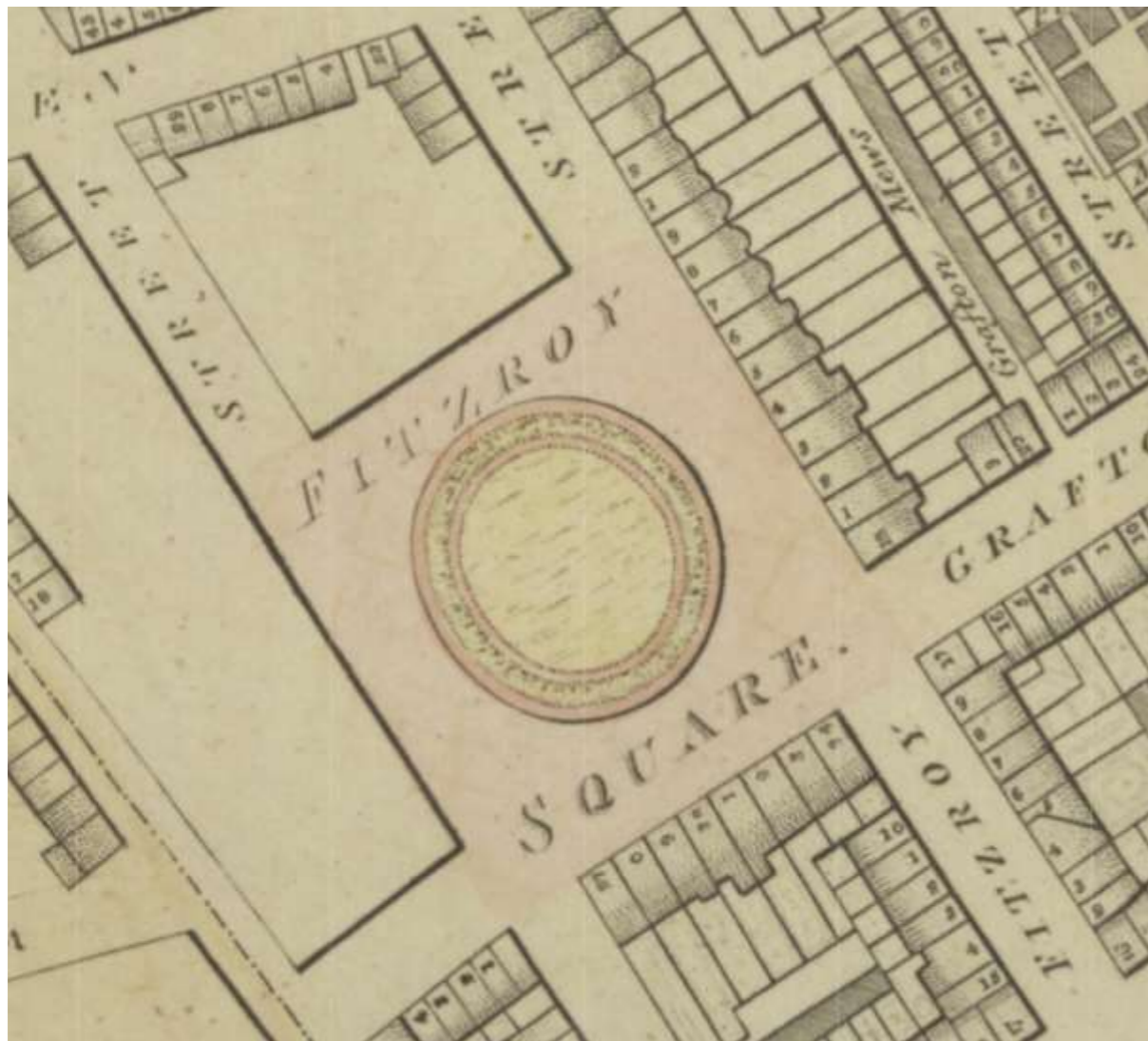


## RELEVANT HISTORIC BACKGROUND

29. In order to inform the assessment of significance of No. 28 Fitzroy Square, a description of the area's history and the history and development of the subject site is detailed below.

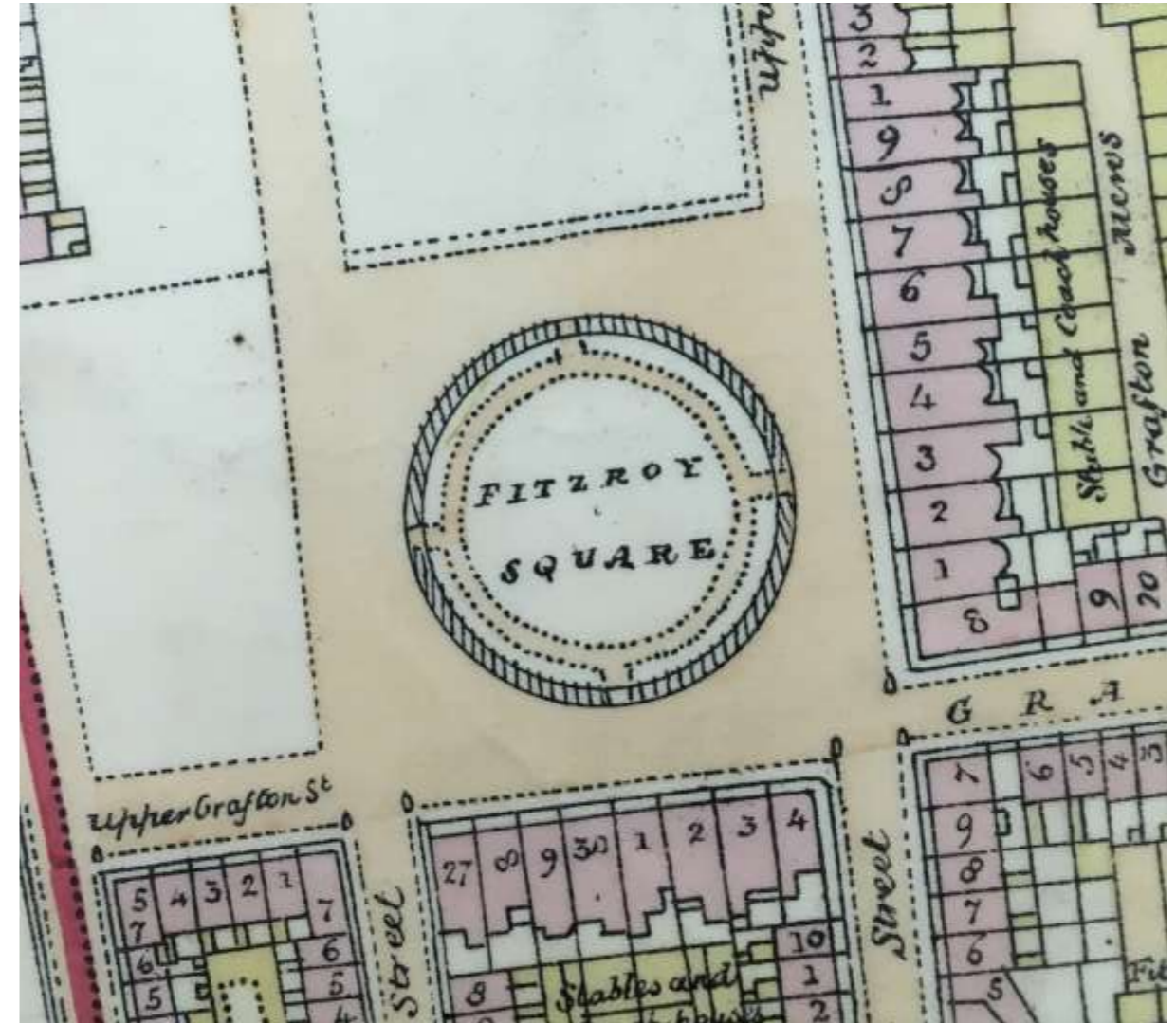
### Development of Fitzroy Square

30. The land to west of the City of London, prior to its development in the 18th century, comprised open fields with intermittent hamlets and small villages, joined by routes which would later provide the template for some of the road layout seen today. The land within and around Fitzroy Square prior to 1760 was part of the manor of Tottenham, whose manor house, Tottenham Court, was located at the junction of Euston Road and Tottenham Court Road.
31. The expansion and urbanisation of London was partly driven by events like the Great Plague and the Great Fire of London in the 17th century, which led to an increased need for housing and areas like Fitzroy Square were developed in response to this. The land associated with Tottenham Manor was given to the Earl of Arlington by Charles II, whose daughter married Henry Fitzroy (Earl of Euston) in 1672. In the mid-18th century their descendant and brother of then prime minister, Charles Fitzroy, sought to maximise the value of estate through speculative development.



**Figure 3:** 1792-9 Horwood Map, showing Fitzroy Square, which had been laid out but was undeveloped.

32. The development took the form of a planned estate designed by the Adam brothers. They provided house types attractive to both the aristocracy and the middle classes, served by facilities including shops and a market, public houses and a church. The square was laid out in 1790 and building on the east side began in 1792, followed by the south side in 1794. The building of the north and west sides were delayed by the Napoleonic war until 1827 and 1832-35 respectively, with the war causing a rise in the cost of materials and a scarcity of credit.



**Figure 4:** 1828 Map of Fitzroy Square.

### Development of No. 28 Fitzroy Square

33. No. 28 Fitzroy Square was constructed in the fourth and final phase of development of Fitzroy Square, between 1832 and 1835. The architect of the western terrace is not known and is of a very different design to the Adam blocks within the Square.
34. The western terrace, as part of the completed Fitzroy Square, first appears on the 1849 Map of St Pancras and is displayed as in a fairly typical arrangement with a rectangular footprint and small closet wing to the rear. Interestingly, the footprint of No. 28 is shown as full width from front to rear in the 1876 Ordnance Survey Map (which together with Ordnance Survey Maps from 1895, 1916 and 1954 are shown in the map regression on the following page). This arrangement has however reverted to match the footprint of neighbouring properties on the 1895 OS Map. Later maps in the regression reveal little else changed at No. 28 Fitzroy Square between the late 19th and mid-20th centuries.



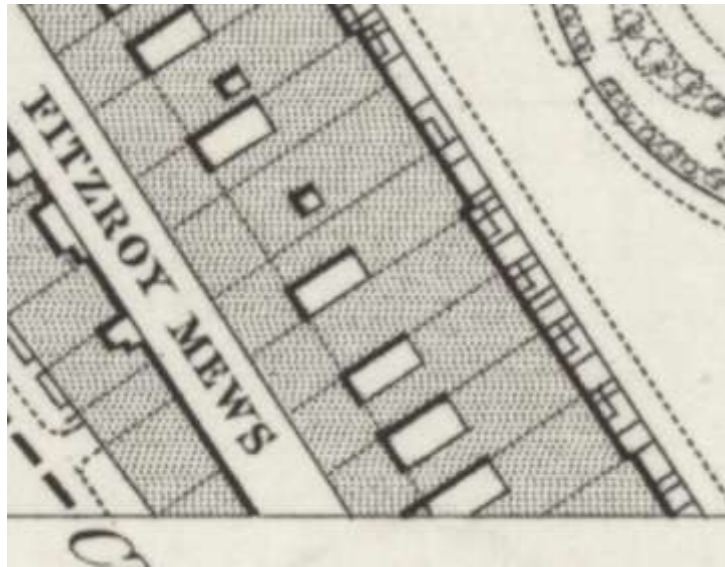


Figure 5: 1876 OS Map.

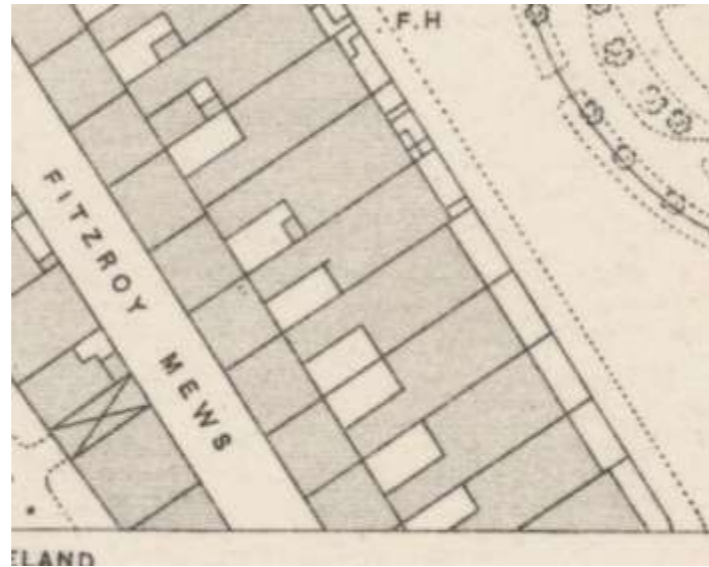


Figure 6: 1895 OS Map.

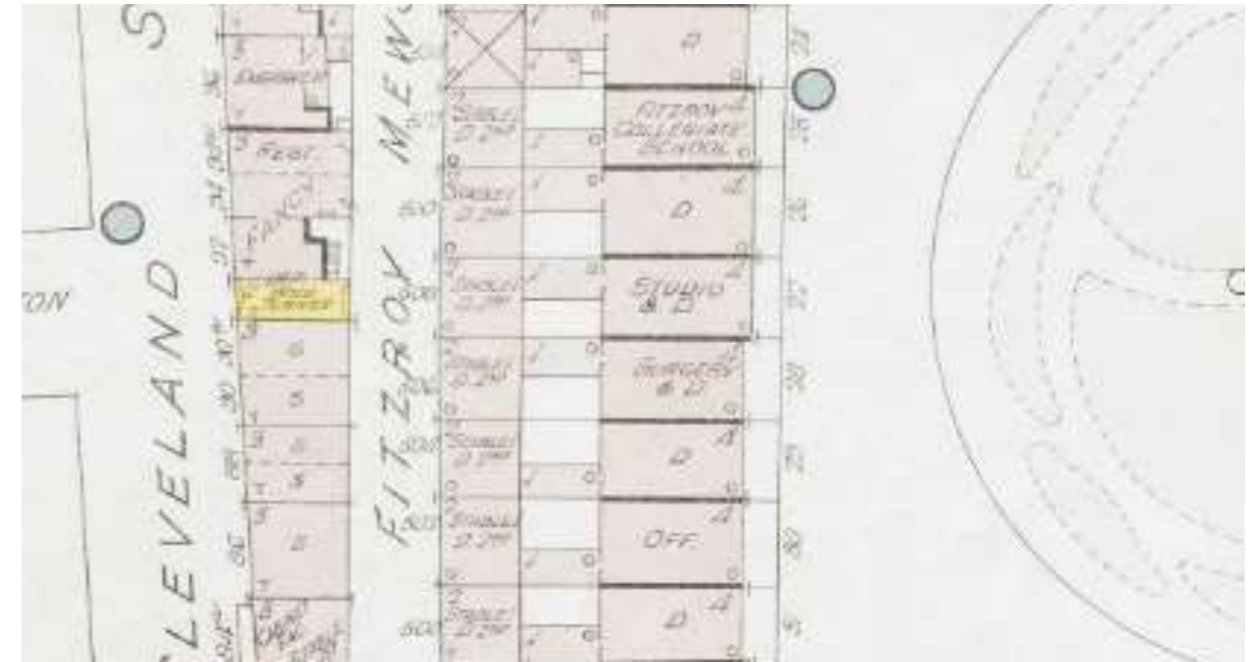


Figure 9: 1900 Goad Plan.

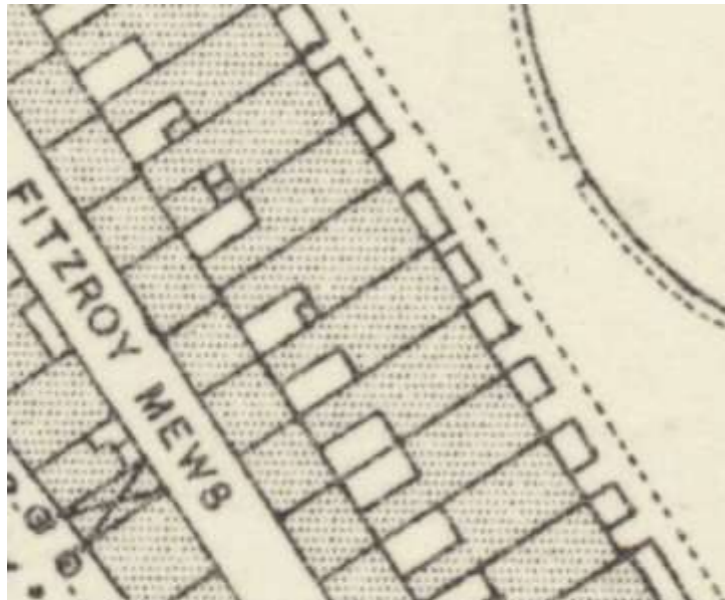


Figure 7: 1916 OS Map.

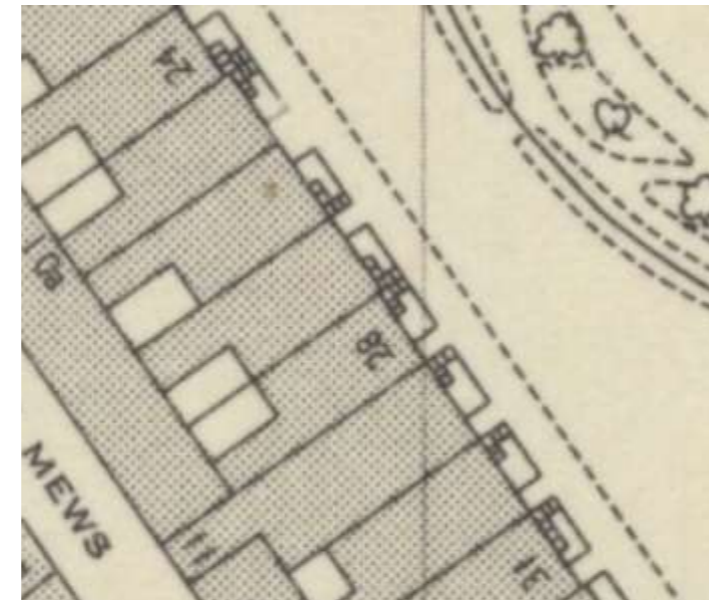


Figure 8: 1916 OS Map.

35. A Goad fire insurance plan from 1900, shown in Figure 10 (Goad plans incorporate detailed street maps including individual buildings and their uses), denotes No. 28 Fitzroy Square was in use as a 'Surgery'.
36. A number of historic drainage plans of No. 28 Fitzroy Square are available at Camden Council's local studies and archives centre. These date from the late 19th to the late 20th century and show the historic development of the building. Inspection of the building reveals the plan form and fabric has undergone only minor change, and this is further supported by review of the 1955 drainage plans shown in Figures 11 and 12, which show a more or less identical plan form that the existing.
37. The key alteration to the building has been the infilling of the rear courtyard and its subsequent upward extension at first floor to provide the current arrangement. Of interest the 1955 plan of the basement shows that level to have been largely open plan. The plans also show a partition being inserted in the front rooms at ground and first floor, both of which have since been removed.

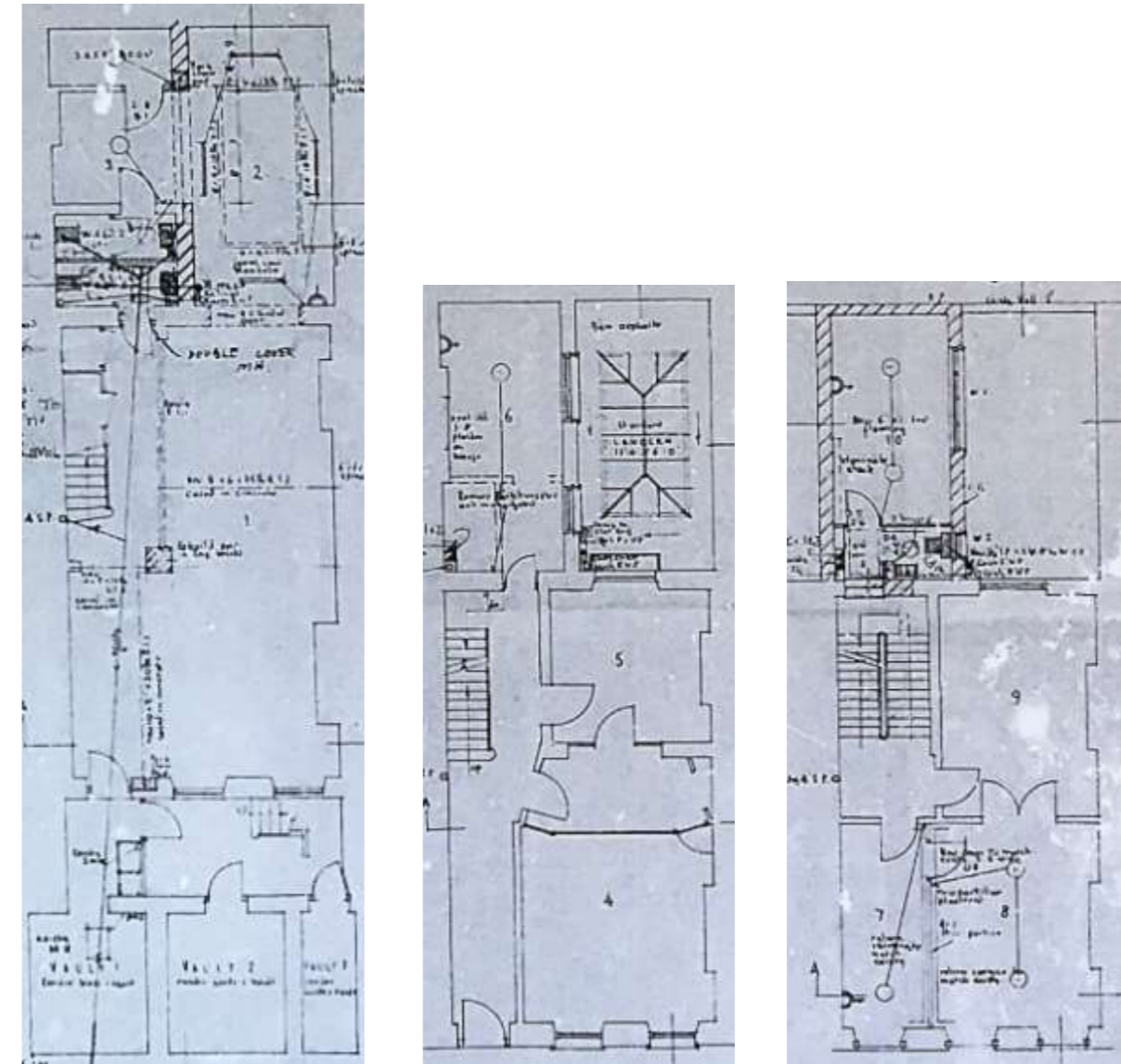


Figure 10: 1955 drainage plans (basement, ground floor and first floor)



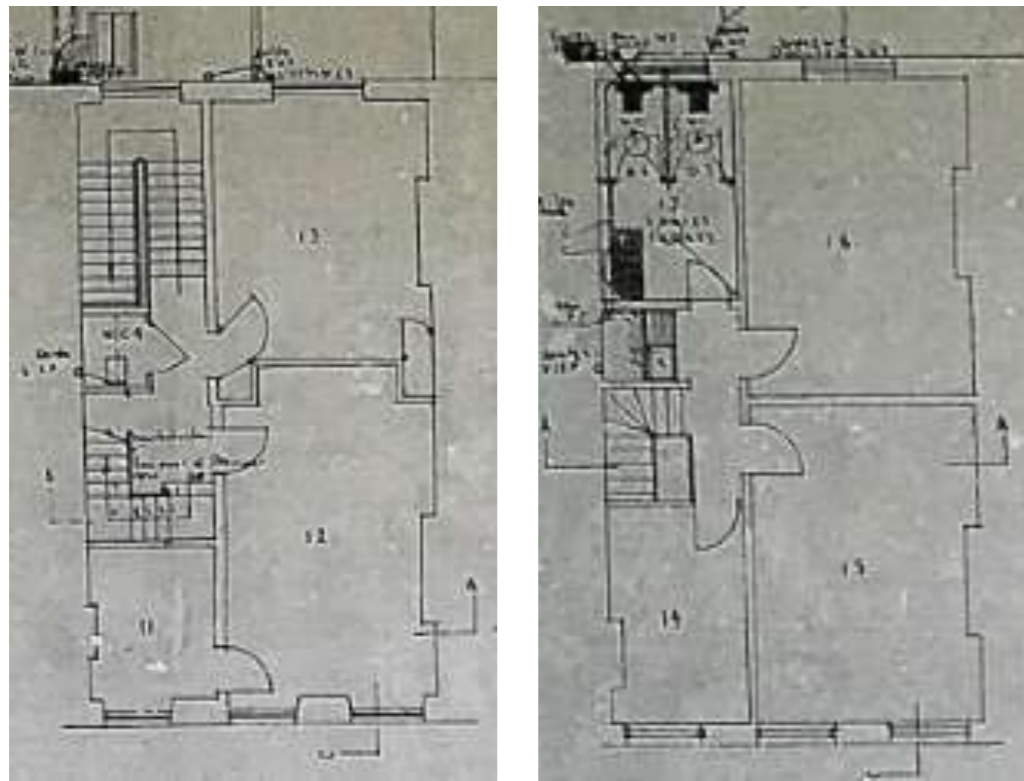


Figure 11: 1955 drainage plans (second floor and third floor)



Figure 12: 1930s image of No. 28 Fitzroy Square, painted white.

## ASSESSMENT OF SIGNIFICANCE

38. It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases certain aspects or elements could accommodate change without affecting the Government's objective, which includes '*intelligently managed change*' and which seeks to ensure that decisions are based on the nature, extent and level of significance of heritage assets.
39. Change is only considered to be harmful if it erodes an assets significance. Understanding the significance of any heritage asset affected and any contribution made by their setting (NPPF, para. 128) is therefore fundamental to understanding the scope for and acceptability of change.
40. A description of significance of No.28 Fitzroy Square and the character and appearance of the Conservation Area and the surrounding townscape is presented below. The descriptions are proportionate to the significance of the assets and are sufficient to understand the nature of the effect the proposals may have upon that significance.



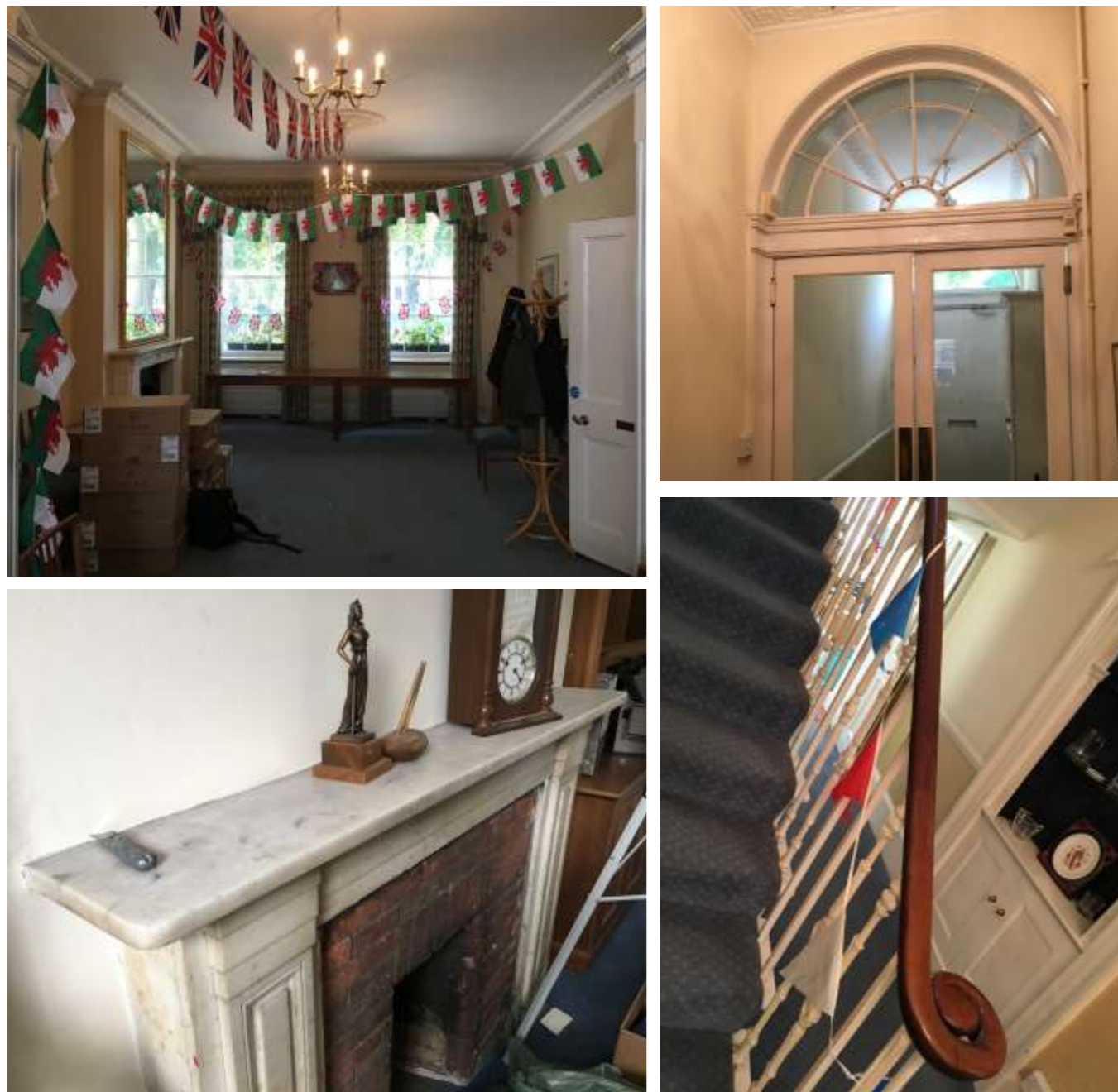
Figure 13: Front and rear elevation of No. 28 Fitzroy Square.

41. The list description states:

*Terrace of 13 houses forming the western side of Fitzroy Square. c1832-35. Stucco with rusticated ground floor. EXTERIOR: 4 storeys and basements. 3 windows each. 3 windows at each end and centre 7 windows projecting. Round-arched ground floor openings linked by impost bands. Doorways with pilaster-jambes carrying cornice-heads; fanlights (some radial patterned) and panelled doors. Sash windows in shallow, plain stucco recesses. Upper storeys with square-headed, recessed sashes. Continuous cast-iron balcony to 1st floor windows.*



Moulded 2nd floor sill band. Main cornice with plain frieze below attic storey. Cornice and blocking course. Central bays with 4 Ionic engaged columns in antis rising through 1st and 2nd floors. 1 bay to either side with pilasters rising through 1st and 2nd floors and recessed, tripartite sash windows, those on the ground floor being segmental-arched. No.32 with 3 window (all blind) return to Grafton Way. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with tasselled spearhead finials to areas. Cast-iron foot scrapers and most with mosaic top steps. HISTORICAL NOTE: No.21, was the home of Robert Gascoyne Cecil, 3rd Marquess of Salisbury & Prime Minister (GLC plaque). No.29 was the home of George Bernard Shaw and from 1907-11 Virginia Woolf had rooms here (commemorative plaques). This terrace complements the Adam blocks in the square, though it is very different in design. (Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: London: -1949: 52-8)



**Figure 14:** Ground floor front room (top left), fan arch and doors to entrance hall (top right), hand rail and balusters to principle staircase (bottom right) and fireplace surround to rear room of first floor (bottom left).

42. Together with the terraced townhouses on Fitzroy Square No 28 forms part of a planned, uniform scheme that creates one of the grandest arrangements in the area. It is the front elevation of the building which is of primary architectural interest, due to the formal composition, classical detailing, materiality and clear hierarchy. The subservient rear elevations are unexceptional but form part of a broadly coherent composition as part of a terrace. Internally the plan form remains in good condition, with the property displaying a typical room arrangement for a building of its type and age. Numerous decorative features also remain, though a number of modern alterations have resulted in the loss of some of these features.
43. Overall the architectural interest is derived from the following:
- **Townscape value:** A key part to the architectural significance of the building derives from the role it plays as part of a terrace composition. The west side of Fitzroy Square forms a completed composition with symmetrical and classical order where each building forms part of a greater whole. As a mid terrace building No.28 contributes to the whole and accordingly the building's frontage is of particular importance in contributing to the aesthetic and architectural values of the composition.
  - **Group value:** As part of a formal London Square of 18th century origin the terrace to which NO.28 forms a part is part of an important group of buildings and an urban composition of significance. Overall the square and the terraces that surround it are well preserved and important as an example of the era. This is recognised by each of the terraces being designated at Grade II\*. In this way No.28 draws significance from its setting and group value.
  - **Plan form:** No. 28 Fitzroy Square retains much of its original plan form and this is a key element that contributes to its significance. The building's layout and circulation illustrates its origin as a domestic residence. The historic plan form does not survive intact, however the alterations to it are largely restricted to the infilling of the former rear yard and the upward extension at the rear. There is little or no opportunity to alter the plan form at ground and first floor.
  - **Roof form:** as with much of the terrace, No. 28 retains its original roof form. The use of a butterfly form was a deliberate means to achieve a strong horizontal emphasis to the terrace. There is little or no scope to alter the main roof. The lower roofs are the result of later alteration and extension. Accordingly these are not of particular interest and offer scope for change.
  - **Architectural detailing:** internally the building displays the expected vertical hierarchy of detailing with the ground and first floors clearly displaying the better examples of plaster and joinery detailing such as cornicing, architraves and skirting board. Where prior changes have occurred, such as the since removed subdivision of the principal first floor room, the later works have generally been respectful and detailing has been reinstated. The entrance lobby screen and fan light are important elements, as are the principal and secondary staircase and the general architectural styling which is key to the building's character as an early 19th century fine townhouse. Many of the upper storey fireplaces have been removed to the detriment of character but chimneypieces survive at ground and first floors, adding to the character of these spaces.
  - **Fenestration and windows:** windows to the front and rear are mostly original and contribute to the significance of the listed building. Likewise the rear elevation windows are mostly original and of interest. The presence of iron railings is a key feature, including the small balcony at the rear of ground floor. Internally most windows retain the original shutters and panels, all of which are key features.

## Fitzroy Square Conservation Area

44. Fitzroy Square was part of the Bloomsbury Conservation Area, originally designed on the 19th September 1968. In 1980 the streets surrounding Fitzroy Square were designated as a conservation area and included within the Bloomsbury Conservation Area. The Fitzroy Square Conservation Area covers Fitzroy Square and the series of streets to its immediate east. The Conservation Area appraisal document describes its context and evolution as follows:

*Fitzroy Conservation Area is a distinctive and consistent area of late 18th and early 19th century speculative development. Owing to the relatively short period of its development, the area generally retains a homogenous character. It is an excellent example of Georgian town planning which combined dwellings with ancillary uses and services. The buildings varied in size and status, with the grandest overlooking the central formal, landscaped square, and the humblest located within the rear mews areas.*

45. The character and appearance of the conservation area is derived from the following:

- **Spatial Character and Views**, which includes the strong unifying effect of Fitzroy Square. The square is a well proportioned space enclosed by fine terraces, with the most notable views in the conservation area being into this space.
- **Building Typology and Form**, limited thanks to the relatively short period of development, with the most common type being the terraced townhouse. The scale and design of townhouses varies depending on location in the hierarchy of the area, with larger and grander townhouses surrounding the square. Few of the original two-story mews properties remain as they have been replaced by a combination of three-storey warehouses and workshops built during the 19th and 20th centuries. Later 20th century developments, such as that to the rear of No. 28 Fitzroy Square, comprise a combination of mews houses and offices.
- **Prevalent and Traditional Building Materials**, with Portland Stone cladding indicative of the status of the original terraces around Fitzroy Square, and yellow London stock brick the predominant material used on lower status terraces to the east. Stucco was also frequently used across facades on later buildings on Fitzroy Square.
- **Characteristic Details**, with the townhouses sharing a number of notable features that adhere to classical architecture: repeated patterns of vertically proportioned windows and doorways with semi-circular arches and fanlights. Decorative cast iron railings are also common features. Later developments make greater use of ornamentation inspired by both Gothic and classical architectural detail.

## PROPOSED DEVELOPMENT & IMPACT ASSESSMENT

46. This section appraises the impacts of the proposals on the heritage sensitivities identified within the report. It supports the Local Planning Authority in their decision making process and includes an appraisal of the compliance with national and local planning policy in the context of the Planning (Listed Building and Conservation Areas) Act.

### Proposed Development

47. The proposed development is shown in the architect's drawing pack and is described in detail in the Design and Access Statement which also forms part of the planning application and should be consulted before reading the following section. In brief the proposals involve a 'light-touch' approach of refurbishment within the building and the rearrangement of the rear outrigger. The proposals have been assessed on a floor-by-floor basis
48. The proposals assessed here have undergone design changes in order to comply with comments made by Islington officers following pre-application consultation (ref: 2017/4978/PRE). Contentious items, such as the proposed changes to the third floor ceiling, have been removed to ensure the scheme preserves and enhances the heritage value of the building
1. The removal of the mid-20th century upwards extension of the rear outrigger at first floor level and construction of an extension at ground floor level, matching the arrangement and volume at No. 27 Fitzroy Square. A roof terrace comprising a glazed rooflight and with glass balustrade is proposed for the roof of the existing outrigger and new extension. Three condenser units and associated acoustic housing are also proposed to be installed at the rear of the roof terrace and on the basement roof;
  2. At basement level changes are proposed to the room arrangement in the form of removing and inserting partitions to create new WCs, a meeting and comms room and a teapoint and break room. It is also proposed to excavate approximately 500mm from the two vaults to front of the building;
  3. Minor changes are proposed to the ground floor. A lightweight glazed screen and door is proposed in the front room. A new stone fireplace is proposed to replace the timber surround in the front room whilst a new stone fireplace will be installed to the rear room (fireplace previously blocked and original surround removed). Reinstatement of the original opening to the rear room from the hallway is also proposed. The side elevation of the existing outrigger is proposed to be removed and the outrigger extended to match the arrangement of No. 27 Fitzroy Square;
  4. Very little is proposed at first floor level within the main body of the building. The entrance to the first floor level of the existing outrigger is to be converted to an external door to allow access to the roof terrace;
  5. Minor changes to the plan form are proposed at second floor level. These changes will include a new opening between the front and rear rooms and the removal of a section of partition between the two front rooms;
  6. Similar changes are proposed at third floor level, with a new opening proposed in the central partition between the front and rear rooms and a new opening in the partition



between the two front rooms. The modern partitioning forming the existing toilets is to be reconfigured but the space will remain in its current use;

7. New services are proposed throughout and will include new cable and pipe runs to new fan coil units, risers and distribution points.

### Proposed Impact

#### No. 28 Fitzroy Square

49. The front elevation of the building, its principal feature of significance, and its contribution to the street scene will remain untouched. The majority of the proposed changes will be occurring within subservient areas of the building - the higher floor levels of the interior and within the enclosed rear of the building. Some aspects of the proposals will have the potential to impact on the listed building and conservation area's heritage values. In order to mitigate what potential harm there may be to significance, the majority of the proposals will introduce subservient and sensitive alterations that respect the features of heritage value within the building. The details of these changes are outlined below.

#### *Proposed Rearrangement of Rear Outrigger*

50. Significant changes have been made to the proposed alterations to the rear outrigger at No. 28 Fitzroy Square following Camden's pre-application comments. Using examples of recent changes to the rear outriggers to Nos. 26 and 27 Fitzroy Square when commenting of the proposed scheme at pre-application, Camden stated there is a consistent volume/level of infill which exists across each of the adjacent buildings and that the *extensions proposed would unduly overwhelm the courtyard and appreciation from the rear rooms of the building*. Following this logic, the proposed changes to No. 28 now seek to remove the later first floor addition but retain the proposal to infill above the basement, retaining the same volume of development as existing and matching the volume and infill seen at Nos. 26 and 27 Fitzroy Square. With the above and the recent development at No. 27 Fitzroy Square (2014/3044/P and 2014/3078/L) in mind, the proposed changes to the rear outrigger will maintain consistency across the rear of the terrace and at least preserve the architectural and historical interest of the listed building.
51. The removal of the first floor of the rear outrigger, a 20th century addition of little heritage value, can only be viewed as a positive change. By removing this addition more of the original rear elevation will be visible and the change represents a minor improvement in the appearance of No. 28 Fitzroy Square. The first floor external opening that was converted to the entrance of the first floor of the outrigger will be reinstated. This new external opening will match the size, appearance and style of windows seen on neighbouring properties. This aspect of the proposals will further improve the appearance and authenticity of the rear elevations, whilst also improving the consistency across the rear elevation of the terrace. The proposed door will use slimlite double glazing, though its use in this already altered and subservient part of the building will not harm the architectural interests of the No. 28 Fitzroy Square or the Fitzroy Square Conservation Area.
52. The construction of the extension will result in the removal of the side elevation of the ground floor outrigger. This elevation, whilst comprising historic fabric, has no intrinsic value other than in forming part of the original fabric of No. 28 Fitzroy Square, albeit in a subservient area of the building. It has been demonstrated at No. 27 Fitzroy Square that the removal of this fabric within the listed building can be achieved without harming significance. To ensure the legibility of the original plan form remains and significance is preserved, wall nibs and a downstand will be retained. Externally, the

materiality and detailing of the proposed extension will be sympathetic to the host building, with matching sash window and sympathetic finishes proposed to be used. With this in mind the outlook from the rear room of the ground floor will be more enclosed, though no more than is experienced at No. 27 Fitzroy Square and the proposed appearance of the extension's east-facing elevation will be keeping with its immediate context.

53. A roof terrace and rooflight is proposed for the top of the existing and proposed rear outrigger. The terrace and rooflight will be screened from view by a new parapet wall and glass balustrade and will read as a discreet addition to the building. Two of the proposed air conditioning condenser units will be located to the rear of the roof terrace against the rear elevation of No. 10 Fitzroy Mews, whilst the third smaller condenser will be discreetly placed on the basement roof. These will be surrounded by an acoustic screen to limit their visual and auditory impact. As such these aspects of the proposals are considered to maintain the heritage value of No. 28 Fitzroy Square

#### *Basement Proposals*

54. The proposed changes at basement will be occurring within a heavily altered and subservient area of the building. The arrangement of rooms will be largely left as existing at the front of the basement though the removal of existing partitions, the insertion of new partitions and openings is proposed to the rear of the basement. The rear has been substantially subdivided and the basement proposals present no risk of harming the significance of the listed building.
55. It is proposed to lower the floor level of the two vaults at the front of the property in order to provide greater storage and amenity space. The proposed lowering of the floor, occurring within a now redundant and subservient space within the listed building will not harm No. 28 Fitzroy Square's architectural or historical interest and significance will be preserved.

#### *Ground Floor Proposals*

56. Relatively minor changes are proposed for the ground floor of No. 28 Fitzroy Square. Within the front room it is proposed to install a lightweight glazed partition with downstand. The glazed partition will allow the full proportions of the room to remain legible whilst providing separate office space. The downstand and glazed screen will be scribed around the existing cornice and will be entirely reversible. Other proposed alterations at ground floor level offer positive change. Reinstatement of the doorway to the rear room from the hallway and reinstatement of stone fireplace surrounds (these items will be sympathetic in style, appearance and materiality) will provide an ground floor appearance and layout that is closer to the original and will enhance the architectural interest of the listed building.

#### *First Floor Proposals*

57. No alterations, other than those relating to new services are proposed for the first floor.

#### *Second Floor Proposals*

58. At second floor level the proposals involve the insertion of a new opening in the partition between the front and rear rooms and the widening of the opening between the front principal and front secondary rooms. These proposed openings have been reduced in width following pre-application advice from Camden to ensure that the changes do not negatively impact the plan form and historic circulation of the second floor. These proposals will leave the original plan form wholly legible but will result in the removal of a small amount of historic fabric. This removal will however be occurring

within a subservient part of the building that is more able to absorb this form of change, and No. 28 Fitzroy Square's overall significance will not be impacted.

#### *Third Floor Proposals*

59. Proposals at third floor level largely replicate the proposals of the second floor, with new openings proposed between the front and rear rooms and front and side rooms. This will again, result in a minor change to the plan form and the removal of a small amount of historic fabric. As with the second floor, this minor form of change will be carried out in a subservient area of the building that will not impact on the overall significance of No. 28 Fitzroy Square and the original plan form will remain legible. It is also proposed to alter the arrangement of partitions currently forming the WC in the south-west corner of the third floor. These partitions are all modern and their rearrangement will have no bearing on the architectural or historical interest of the listed building.

#### *Services*

60. New services are proposed throughout No. 28 Fitzroy Square and these will involve the provision of externally mounted condenser units with mechanical pipework leading to fan coil units on each floor and new electrical routes and distribution boards. Existing routes and risers will be used where possible so as to reduce penetration/loss of historic fabric and wall mounted units will be concealed in sympathetic timber enclosures. Where existing are not available services runs will be placed in discreet locations so as to reduce loss of historic fabric and visual impact and preserve the heritage value of the listed building.

#### *Fitzroy Square Conservation Area*

61. Changes likely to impact on the character and appearance of the Fitzroy Conservation Area are limited to proposals affecting the rear outrigger. The rear of No. 28 is totally enclosed and obscured from views within the public realm, with only oblique views from private properties being able to take in the proposed rearrangement of the rear outrigger. The proposed rearrangement of the rear outrigger will therefore represent a minor visual change within the conservation area. The removal of the first floor of the outrigger and insertion of traditionally style door will return the rear elevation of No. 28 to an arrangement that better resembles the original. This aspect of the proposals represents a positive change within the conservation area. With. As mentioned previously, the change to the rear outrigger at No. 27 Fitzroy Square indicates that the development at No. 28 Fitzroy should preserve the character and appearance of the Fitzroy Square Conservation Area.

#### **Policy Compliance**

62. This statement is considered to have provided the decision-makers with a proportionate level of assessment of the assets affected, in accordance with paragraph 128 of the NPPF. It has demonstrated that the proposals will preserve the significance of the No. 28 Fitzroy Square and the character and appearance of the Fitzroy Square Conservation Area.

63. As the proposals will be sympathetic in terms of style and materiality, they will preserve and where possible, enhance the significance of the heritage assets it has affected. The elements of this proposal discussed above therefore demonstrate that there will be no harm caused to the significance of the listed building and conservation area and will therefore not engage paragraphs 132 and 134 of the NPPF and that the duties set out sections 16(2), 66(1) and 72 of the 1990 Act are complied with.

64. The proposals accord with the policy set out within the London Plan (2016). There is no compromise of local character and the heritage assets affected are conserved. The adaptation further allows continued and appropriate use of the building.

65. With regard to Camden's local policies, the proposals accord with the Local Plan Policy D1 (Design) insofar as the proposals will be completed to a high standard, using high quality materials and respect the local context and character. The proposals accord with the Local Plan Policy D2 (Heritage) as they are wholly appropriate to the special interest of the listed building and conservation area and will preserve the significance of both.



**SUMMARY & CONCLUSIONS**

66. This report has undertaken an assessment of the significance of the site at No. 28 Fitzroy Square and the Fitzroy Square Conservation Area. This has been followed by an appraisal of the effects of the proposals on the significance of the heritage assets, with consideration given to local and national policy and guidance.
67. No. 28 Fitzroy Square is a early-19th century townhouse forming part of a Grade II\* listed terrace comprising Nos. 20 to 33 Thurloe Square (consecutive) located in Islington. The building is currently vacant though was in use as offices and retains most of its original plan form and a good deal of original and historic decorative fabric.
68. It is proposed to undertake internal and external works that seeks to update the standards of accommodation whilst retaining and respecting the fabric of interest within No. 28 Fitzroy Square. These proposals have been developed in dialogue with Camden officers as part of the pre-application process. Following an assessment of the significance of No. 28 Fitzroy Square, it is established that refurbishment of the interior and the proposed external alterations will result in an acceptable degree of change to both the listed building and conservation area whilst maintaining a viable, long term use. These changes will preserve the architectural and historical value of the application site, therefore preserving and enhancing significance of both the listed building and conservation area.
69. The proposals have been assessed against the policy and guidance set out within the 1990 Act, the NPPF and Camden's Local Development Framework. This assessment concludes that the proposals accord with the policy and guidance and offer sympathetic and informed changes that will preserve the listed building and conservation area.