

Application ref: 2019/1269/L
Contact: Rose Todd
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Date: 18 April 2019

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Neil Wilson Architects Limited
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**28 Fitzroy Square
London
W1T 6LQ**

Proposal:

Minor internal amendments to approved Listed Building consent, 2018/1481/L; includes revised wall positions in basement and minor internal changes on the 2nd floor and 3rd floor.

Drawing Nos: 2018.06.101.102.103.104.105.300.301 Rev A Existing and Proposed floor plans

Heritage Statement

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:

2018.06.101.102.103.104.105.300.301 Rev A Existing and Proposed floor plans

Heritage Statement

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 work and work of making good shall be carried out to match the existing adjacent work as closely as possible in materials and detailed execution.

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 Prior to commencement of works a schedule of works and details of the proposed intervention related to the levelling of the timber board floors is to be submitted for written approval by the LPA.

(a) A schedule of works is to be submitted for written approval by the LPA to cover works to all ceilings outlining retention and replication of architectural details where appropriate.

(b) A schedule of work for the refurbishment of existing window casements to be submitted for written approval by the LPA.

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.

- 5 (a) All conditions that pertain to applications 2018/1361/P + 2018/1481/L remain extant and are to be discharged as specified.

(b) All architectural features including but not restricted to cornices, architraves, skirting, floorboards, balustrades, and fireplaces shall be retained and repaired to match the original work unless shown on the drawings hereby approved. New architectural features are to be matched to existing details.

(c) The current brick fire inserts in the principal rooms to be replaced by traditional cast iron fire inserts appropriate to the age and architectural style of the property. Details of the new fire inserts to be submitted for approval by the LPA for written approval.

(d) Details of the stone fire hearths to replace the existing concrete fire hearths are to be submitted to the LPA for written approval.

(e) Details (scale 1:10) for the new vertically sliding timber sash casement to

replace the unauthorised u-PVC window at the third floor on the rear elevation to be submitted to the LPA for written approval. The window is to be clear glazed with 'frosted' glazing film attached if there is considered to be an issue of privacy.

(f) Details of the proposed restoration of window shutters to be submitted for written approval by the LPA.

(g) Repair to existing plasterwork to be undertaken using traditional lime plaster. No corner reinforcements are to be used to keep the appearance of the repair work looking authentic. If the wall are to be painted then it is recommended that lime plaster be painted with breathable micro-porous paint.

(h) Details of a replacement ceiling rose where the original has been lost on the second floor to be submitted for written approval by the LPA.

(i) Details of the proposed glass wall and door on the second floor to be submitted for written approval by the LPA.

(j) Details of the fire and sound separation that is proposed between the upper floors is to be submitted in writing for written approval by the LPA.

(k) New timber doors to match the design of the existing doors. Details of the up-grade of doors to meet fire regulations to be submitted for written approval by the LPA.

(l) Details of the railing associated with the roof terrace to be submitted for written approval by the LPA.

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 Reasons for granting listed building consent:

No. 28 Fitzroy Square is an early-19th century townhouse forming part of a Grade II* listed terrace comprising Nos. 20-32 Fitzroy Square. The terrace is located within the Fitzroy Square Conservation Area. The building is currently vacant but was last in use as offices.

Unfortunately there has been limited maintenance over the last few years and due to a blocked hopper there is relatively serious water ingress on the back elevation from third down to ground floors, the extent of the damage decreasing with each floor descended. Repairs once the wall has dried out should be undertaken with lime plaster applied in the traditional way.

A number of the original ceilings within the property are showing signs of failure. These should be repaired with traditional materials were possible. The

inserted suspended 'office' ceilings are to be removed and if the ceilings underneath are viable then these are to be repaired.

The floor plan of the property is not original. 20th century office use has resulted in unsympathetic subdivision at basement level and somewhat quirky realignment of the main dividing wall on the second floor. There are also a number of unsympathetic interventions such as the removal of the original 19th-century cast iron fire inserts for the principal fireplaces and the wholesale blocking up of all the others.

This application is for revisions to a previously approved scheme (2018/1361/P + 2018/1481/L). The consented scheme includes the reconfiguration of the rear extension added in the 1950s including the creation of a roof terrace (this replicates the extension of No. 27 adjacent), general refurbishment and relatively minor internal reorganisation including the lowering of the front vault floor levels and the introduction of air-conditioning and opening up the second and third floor plans.

The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England were consulted separately and have issued a letter of authorisation for the case, which was stamped by the NPCU. The site's planning history has been taken into account in making this decision.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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.
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the

Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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 2019.

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, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer