



Item No. ....8.....

Date 19 APR 1982

Sir John Burnet,  
Tait & Partners,  
9 Gower Street,  
London WC1E 6HB

Your reference

Our reference

M12/27/23/HB2820(R2)

Telephone inquiries to:

J. Bore

Ext. 335

Dear Sir(s) or Madam,

**Town and Country Planning Act 1971 (as amended)**

**Town and Country Amenities Act 1974**

**Town and Country Planning (Listed Buildings and Buildings in Conservation Areas)  
Regulations 1977**

**Listed Building Consent (Conditional)**

The Council, in pursuance of its powers under the above-mentioned Act and the Regulations made thereunder, hereby grants consent for the execution of works referred to in the undermentioned Schedule, subject to the condition(s) set out therein.

Your attention is drawn:-

- (a) to the Statement of Applicant's Rights set out overleaf;
- (b) to the provisions of the London Building Act 1930/39 and the bye-laws in force thereunder which must be complied with to the satisfaction of the District Surveyor whose address may be obtained from this office.

This consent is given subject also due compliance with any other provisions of the Town and Country Planning Acts, and any local Acts, regulations, building bye-laws and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance or be deemed to be a consent by the Council thereunder. It does not modify or affect any personal or restrictive covenants, easements, etc., applying to or affecting either this land or any other land or the rights of any persons (including the London Borough of Camden) entitled to the benefit thereof or holding an interest in the property concerned in this development or in any adjoining property.

### SCHEDULE

Date of application: .....17th February 1982..... revised 5th March and 18th March 1982.

Plans submitted: Regd. No: HB2820(R2) Your No(s): 7047/01, 02, 03B, 04B, & 05D.

Address: 31 Fitzroy Square, W1

Works: The rebuilding of the extension at the rear of the main building at basement and ground floor levels and the erection of an extension 11.7 metres square in area at first floor rear, the removal of later partitions in the front rooms of all floors and the restoration of the main building interior on ground and first floors, the alteration of the staircase between second and third floors, restoration of windows and other minor works.

The works hereby permitted shall be begun not later than the expiration of five years from the date on which this consent is granted.

All correspondence to be addressed  
to the Director of Planning and  
Communications.

**Standard reason:**

In order to comply with the provisions of S.56a of the Town and Country Planning Act 1971 as amended.

**Additional condition(s):**

1. Details of the bricks to be used on the rear extension shall not be otherwise than those as shall have been submitted to and approved by officers of this Council (in consultation with officers of the GLC Historic Buildings Section) before any work on the site is commenced.

/Continued on separate sheet.

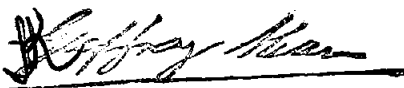
**Reason(s) for the imposition of condition(s)**

1-3. To ensure that the Council may be satisfied with the external appearance of the extension.

**Statement of Applicant's Rights arising from Granting of Listed Building Consent Subject to Conditions**

1. If the applicant is aggrieved by the decision of the local planning authority to grant consent subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with paragraph 8 of Schedule 11 to the Town and Country Planning Act 1971 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ). The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal.
2. If listed building consent is granted subject to conditions whether by the local planning authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any works which have been or would be permitted, he may serve on the Council of the district or London borough in which the land is situated (or, where appropriate, on the Common Council of the City of London) a listed building purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Section 190 of the Town and Country Planning Act 1971.
3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 171 of the Town and Country Planning Act 1971.

Yours faithfully,



Director of Planning and Communications  
(Duly authorised by the Council to sign this document)

**31 Fitzroy Square, WI**

**Continuation of Additional Conditions.....**

- 2. All new work and work of making good to the interior and exterior of the building shall be designed and executed to match the existing original work.**
- 3. Details or specifications of the following are to be submitted to and agreed by this Council in consultation with the GLC Historic Buildings Division;**
  - (a) The extension of the main staircase from second-third floors,**
  - (b) All replacement windows,**
  - (c) All new or altered doors including ironmongery,**
  - (d) Works to fireplaces and chimneypieces.**

*Richard Mann*