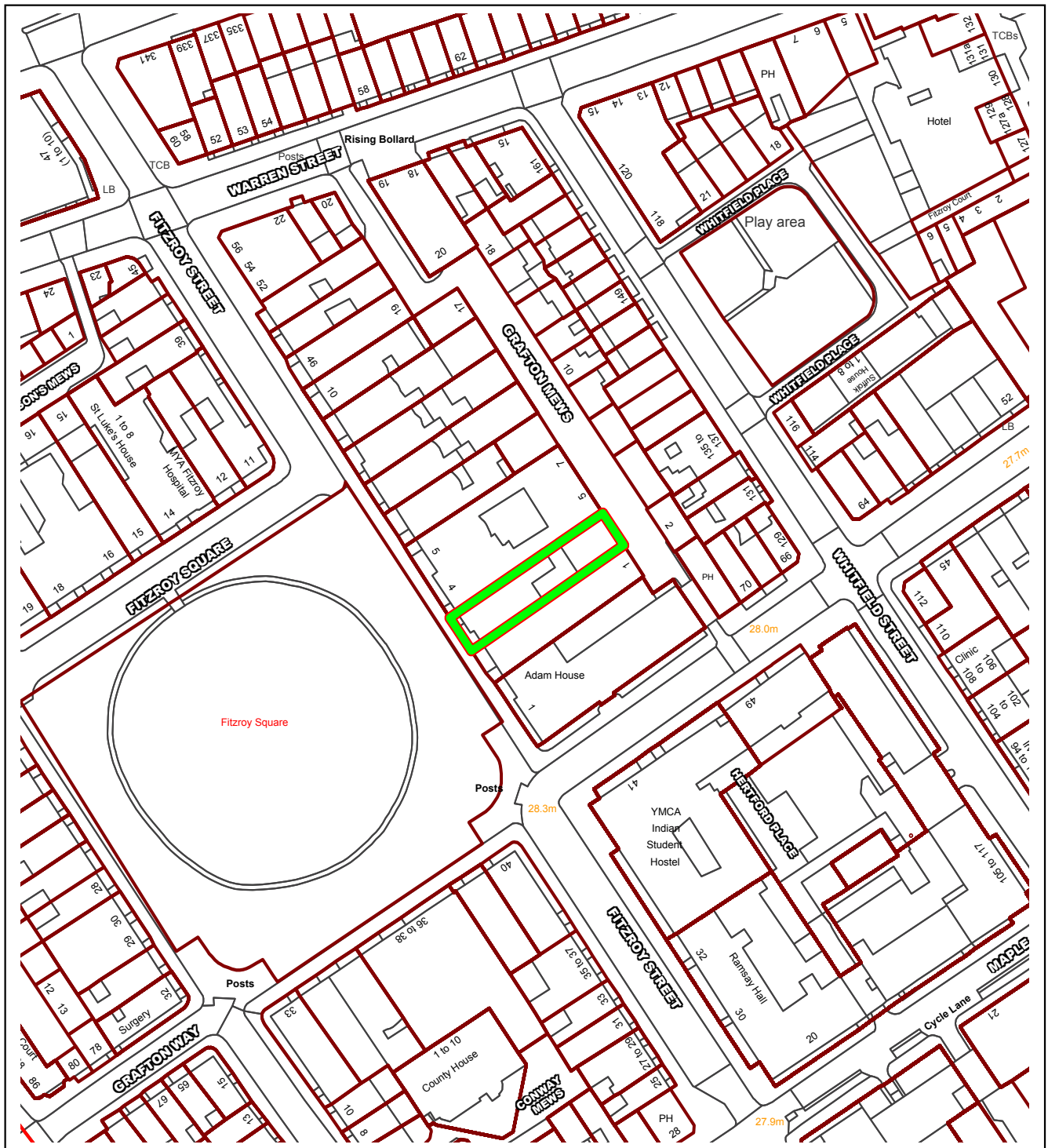


3 Fitzroy Square (2019/3817/P & 2019/3818/L)



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Photos



View of the wider terrace (Google maps)



View along terrace



Front door



View of front railings



View from main house to mews at rear



View to rear of outrigger



View of rear of main house



View to No. 2's rear mews building



View to rear of Nos. 3 and 2



View of existing mews building



Aerial view of site (Google maps)

Delegated Report		Analysis sheet		Expiry Date:	22/10/2019
(Members Briefing)		N/A / attached		Consultation Expiry Date:	28/11/2019
Officer			Application Number(s)		
Kate Henry			1) 2019/3817/P 2) 2019/3818/L		
Application Address			Drawing Numbers		
3 Fitzroy Square London W1T 5HG			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
1) Variation of condition 7 (approved plans) of planning permission reference 2011/4445/P, dated 29/02/2019 (for: replacement mews building; excavation underneath mews building, courtyard and main building; refurbishment works to main house), namely to amend the design of the mews building and the link to the main building, alterations to main building 2) Replacement three storey mews building to rear; excavation at basement level beneath the mews property and courtyard and refurbishment works to the main house (amendments to listed building consent reference 2011/4485/L, dated 29/02/2012)					
Recommendation(s):		1) Grant conditional planning permission subject to section 106 legal agreement 2) Grant conditional listed building consent			
Application Type:		1) Variation or Removal of Condition(s) 2) Listed building consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
Summary of consultation responses:	<p>Site notices were displayed on 06/09/2019 (expiry 30/09/2019) and an advert was placed in the local press on 03/10/2019 (expiry 27/10/2019).</p> <p>Responses have been received from 3 local residents, summarised as follows:</p> <ul style="list-style-type: none"> • Additional impact of having a room in the link between the main building and mews building at first floor • Mews building will be out of keeping with conservation area • Overlooking and loss of privacy to No. 2 from new windows and roof terraces • Loss of daylight to No. 2 • Noise from lift in mews building • The demolition of the mews building will make life untenable • Excavation to make a swimming pool would have major consequences for surrounding properties <p>Officer comment</p> <p><i>Please see sections 4 (Heritage and Design) and 5 (Impact to neighbours) of the Officer's Report below. The impact on the listed building and its setting and the conservation area is considered to be acceptable.</i></p> <p><i>The impact on neighbouring properties is also considered to be acceptable.</i></p> <p><i>Concerns have been raised about the swimming pool; however, planning permission, listed building consent and conservation area consent have already been granted to allow the demolition and rebuild of the mews building and alterations to the main house (see planning history) and a certificate of lawfulness has been issued to confirm that the planning permission and listed building consent were implemented before they expired, which means that those permissions / consents remain extant and could still be fully implemented. The pool already has planning permission and listed building consent.</i></p>					
CAAC/Local groups comments:	N/A					

Historic England

No comment.

Site Description

No. 3 Fitzroy Square is a four storey, mid-terraced residential dwelling on the eastern side of the square, dating back to c1792. The building is constructed with Portland stone with a rusticated ground floor. There is a mews building to the rear, with access to Grafton Mews.

Nos. 1, 1A and 2-8 (consecutive) Fitzroy Square are Grade I listed. The mews building to the rear is not listed. The application site is within the Fitzroy Square Conservation Area.

Relevant History

2018/4683/P: Lawful development certificate - Commencement of works on site in relation to planning permission reference 2011/4445/P (dated 29/02/2012) and listed building consent reference 2011/4485/L (29/02/2012). **Granted 19/03/2019.**

2011/4445/P: Erection of 3 storey mews building to rear (following demolition of existing mews building) including a rear roof terrace at first floor level; excavation at basement level beneath the mews property and courtyard and refurbishment works to the main house (Class C3). **Granted Subject to a Section 106 Legal Agreement 29/02/2012.**

2011/4485/L: Erection of 3 storey mews building to rear (following demolition of existing mews building) including a rear roof terrace at first floor level; excavation at basement level beneath the mews property and courtyard and refurbishment works to the main house (Class C3). **Granted 29/02/2012.**

2011/4486/C: Demolition of existing mews house (Class C3). **Granted 29/02/2012.**

2011/0307/P: Erection of 3 storey mews building to rear (following demolition of existing mews building) including a rear roof terrace at first floor level; excavation at basement level beneath the mews property and courtyard and refurbishment works to the main house (Class C3). **Refused 17/08/2011.**

2011/0308/L: Erection of 3 storey mews building to rear (following demolition of existing mews building) including a rear roof terrace at first floor level; excavation at basement level beneath the mews property and courtyard and refurbishment works to the main house (Class C3). **Refused 17/08/2011.**

2011/0840/C: Conservation Area Consent - Demolition of existing mews house (Class C3). **Refused 17/08/2011.**

Relevant policies

National Planning Policy Framework (2019)

London Plan (2016)

Camden Local Plan (2017)

A1 Managing the impact of development

A4 Noise and vibration

A5 Basements

D1 Design

D2 Heritage

Camden Planning Guidance

CPG Altering and extending your home (2019)

CPG Design (2019)

CPG Amenity (2018)

CPG Basements (2018)

Fitzroy Square Conservation Area Appraisal and Management Strategy (2010)

Assessment

1. The proposal

1.1. Planning permission is sought for the following:

- Variation of condition 7 (approved plans) of planning permission reference 2011/4445/P, dated 29/02/2019 (for: replacement mews building; excavation underneath mews building, courtyard and main building; refurbishment works to main house), namely to allow the following changes:
 - Addition of covered walkway from main house to mews building at first floor level
 - Alterations to main building, including reinstatement of Charlotte lantern to front railing
 - Alterations to appearance of mews building (bronze standing seam metal roof; bronze framed windows; alterations to fenestration; bronze garage doors).

1.2. Listed building consent is sought for above works, plus the following:

- Internal alterations to main house (new partitions at basement level; opening of basement vault; retention of existing structural wall on the ground floor)

2. Planning considerations

2.1. The principal considerations material to the determination of this application are summarised as follows:

- The principle of development / background
- Heritage and design
- Impact on neighbours

3. The principle of development / background

3.1. Planning permission, listed building consent and conservation area consent have already been granted to allow the demolition and rebuild of the mews building and alterations to the main house (see planning history above) and a certificate of lawfulness has been issued to confirm that the planning permission and listed building consent were implemented before they expired, which means that those permissions / consents remain extant and could still be fully implemented.

3.2. On this basis, the assessment of the current applications must focus solely on the proposed changes to the previously approved plans.

4. Heritage and design

- 4.1. The application building is Grade I listed, and the Council has a statutory duty to have special regard to the desirability of preserving a listed building or its setting or any features of special architectural or historic interest which it possesses, in accordance with Sections 16 and 66 of The Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended).
- 4.2. The application site is located within the Fitzroy Square Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area, in accordance with Section 72 of The Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended).

Addition of covered walkway

- 4.3. The proposed covered walkway from the main building to the mews building at first floor level would adjoin the main building at the end of the existing outrigger through a doorway that would be created in an existing window opening (currently serving a WC). The link would be almost the same width as the existing outrigger. The previously approved plans showed the creation of a doorway in the same place to provide access to the terrace that would link the main building and the mews building. The key difference with the proposed plans is the addition of the enclosed link.
- 4.4. There are other examples of first floor links between town houses and mews accommodation in the local area and insofar as the link would appear as a later addition to the original building, through the use of modern, contrasting materials (bronze frame and roof with glazed front elevation) which also complement the materials palette of the original building, it is considered that it would be appropriate to the character and appearance of the host building and would not harm the special architectural or historic interest of the listed building, or its setting.
- 4.5. Furthermore, the link building would measure between 2.9 and 3.4 metres tall (with a shallow pitched roof), which is not considered to be significant, particularly because the roof of the link would sit comfortably below the second floor windows on the rear of the outrigger and the link building would be no taller than the top edge of the first floor windows on the rear of the main building.

Internal and external alterations to main building

- 4.6. The significance of the listed building lies in its architectural and historic interest. The building dates back to c.1792-4 and was built by Robert and James Adam, leading practitioners of the neoclassic style in the late C18th. The proposed changes to the main building are not considered to be significant and would be appropriate to and in keeping with the character and appearance of the host building and would not harm the special architectural or historic interest of the listed building, or its setting.
- 4.7. A suitable planning condition is suggested to require full details of the Charlotte lantern to be submitted to and agreed in writing with the planning authority prior to the reinstatement.
- 4.8. At basement level, opening up the vaults to create one large space rather than 3 separate spaces, is considered to be appropriate on the basis that nibs would be retained to give a sense of the original layout. Furthermore, there are other examples of this type of alteration in the local area.
- 4.9. The other alterations to the main house's basement (e.g. the changes to the internal partitions) are also considered to be acceptable insofar as they seek to retain a sense of the original plan form of the building and do not harm the special architectural or historic interest of the listed

building.

- 4.10. At ground level, the previously approved plans show the removal of a section of external wall to make space for a dining room. The revised plans seek to retain this section of wall, which is welcomed in terms of retaining historic fabric.

Alterations to mews building

- 4.11. The proposed mews building would feature a bronze standing seam metal roof rather than slate and it would also feature bronze framed windows instead of timber framed. The garage doors would also be bronze rather than timber, as previously approved. The area of glazing would also be reduced and altered (including the additional of Juliet balconies) and the lintel would be raised.
- 4.12. None of the proposed changes are considered to be significant and it is not considered that the proposed changes would impact harmfully on the setting of the listed buildings or the character and appearance of the Fitzroy Square Conservation Area. Whilst the proposed materials are less traditional than previously approved, they are nevertheless considered to complement the existing buildings and provide a contrast between the new and the old.

5. Impact on neighbours

- 5.1. Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration.
- 5.2. Concerns have been raised about overlooking and loss of privacy, loss of daylight, noise from the lift and the impact during the construction period.
- 5.3. The proposed link building would feature glazing along its southern (side-facing) elevation, with the potential for overlooking towards No. 2. However, the windows in the link building would be approximately 4 metres away from the shared boundary and it is not considered that the level of overlooking towards No. 2 would be so bad as to warrant a refusal of the application on this basis. This is because there is a wall between the two properties and the lower courtyard at No. 2 would remain relatively private, as would the raised terrace adjacent to the mews building at No. 2. The link building windows would not directly face the windows in the rear elevation of No. 2 and some degree of overlooking is to be expected in a densely built-up Central London location such as this.
- 5.4. The previous permission included a condition to require the approved privacy screen to be erected prior to first use of the terrace. Given that the plans have changed a new condition is proposed to require details of a privacy screen to be submitted to and agreed in writing with the local planning authority prior to first use of the terrace.
- 5.5. With regards to sunlight, daylight and overshadowing, insofar as the link building is located to the north of No. 2 loss of sunlight and overshadowing should not pose a problem, as the sun is coming from the south. With regards to daylight, although the link building may be visible from No. 2 it is located towards the other side of No. 3's plot (i.e. away from No. 2) and therefore, given the separation distance, it is not considered that it would lead to a harmful loss of daylight sufficient to warrant a refusal of the application on this basis.
- 5.6. With regards to noise, the previously approved plans also show a lift in broadly the same location and a planning condition was attached to limit external noise levels. The same condition will still apply to the revised permission.

5.7. As already highlighted, planning permission and listed building consent have already been granted for the demolition and rebuild of the mews building (and other works) and the permissions / consents could still be lawfully implemented. Planning permission was granted subject to a section 106 agreement which secures a Construction Management Plan (CMP), which should help to minimise the impact of construction. The planning application is seeking to vary the approved application and therefore the requirement for the CMP still stands.

6. Note about proposed conditions

6.1. Where an application under section 73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission, which remains intact and unamended. The Government's Planning Practice Guidance website guides that: *"A decision notice describing the new permission should be issued, setting out all of the conditions related to it. To assist with clarity decision notices for the grant of planning permission under section 73 should also repeat the relevant conditions from the original planning permission, unless they have already been discharged"*.

6.2. The following table outlines the conditions attached to the previous planning permission and makes a recommendation as to whether or not the condition should be re-attached to the new permission.

6.3. The listed building consent is a new application (i.e. not amending a previous application) and suitable conditions, as recommended by the Council's Conservation Officer, are suggested. The requirements of the suggested conditions are broadly similar to the requirements of the conditions on the previously approved listed building consent.

Condition No.	Requirement	Comment
1	Time limit	It is not necessary to re-attach this permission as the permission has been lawfully implemented.
2	Materials to match existing unless otherwise specified	It is necessary to re-attach this condition.
3	Preventing the use of the rear roof terrace until the approved privacy screen has been constructed	Given the changes to the plans it is considered necessary to require details of the privacy screen to be submitted to and agreed in writing with the local planning authority prior to the use of the terrace.
4	Noise levels	It is necessary to re-attach this condition, using the same targets as previously approved (i.e. 5dB(A) below background levels) as the original permission remains intact and unamended and the new decision notice should merely repeat relevant conditions for clarity.
5	Works to be carried out in accordance with approved Structural Engineering Report.	It is necessary to re-attach this condition.

6	Details of a suitably qualified engineer to oversee the works	This condition has been discharged (application reference 2014/7690/P, dated 12/03/2015); however, due to the passage of time it is considered to be necessary to require details to be provided again.
7	Approved plans	This condition will be revised to include the new plan numbers.
8	Details of Code for Sustainable Homes target achievement	This condition has been discharged and so it is not necessary to re-attach the condition. Furthermore, the Code for Sustainable Homes is no longer applicable.

Recommendations:

- 1) Grant conditional planning permission subject to section 106 legal agreement
- 2) Grant conditional listed building consent

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 2nd December 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

James Gorst Architects Ltd
35 Lamb's Conduit Street
London
WC1N 3NG

Application Ref: **2019/3817/P**

28 November 2019

Dear Sir/Madam

FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
3 Fitzroy Square
London
W1T 5HG

Proposal: Variation of condition 7 (approved plans) of planning permission reference 2011/4445/P, dated 29/02/2019 (for: replacement mews building; excavation underneath mews building, courtyard and main building; refurbishment works to main house), namely to amend the design of the mews building and the link to the main building, alterations to main building

Drawing Nos:

Proposed drawings

LKB09_101-AB; LKB09_101B; LKB09_102C; LKB09_103B; LKB09_104B; LKB09_105B;
LKB09_200B; LKB09_201D; LKB09_202D; LKB09_302B; LKB09_303B; LKB09_902D;
LKB09_903B; LKB09_100B; Planning, Heritage and Design & Access Statement Rev 2,
dated August 2019.

Superseded drawings:

LKB09_100A; LKB09_101A; LKB09_101-AA; LKB09_102; LKB09_103; LKB09_104;
LKB09_105; LKB09_200; LKB09_201A; LKB09_202A; LKB09_302; LKB09_303;
LKB09_901A; LKB09_902A; LKB09_903.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: LKB09_001; LKB09_003; LKB09_101-AB; LKB09_101B; LKB09_102C; LKB09_103B; LKB09_104B; LKB09_105B; LKB09_200B; LKB09_201D; LKB09_202D; LKB09_302B; LKB09_303B; LKB09_902D; LKB09_903B; LKB09_100B; Planning, Heritage and Design & Access Statement Rev 2, dated August 2019.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The use of the rear first floor level roof as a terrace shall not commence until details of a privacy screen have been submitted to and agreed in writing with the local planning authority. The privacy screen shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of Policy A1 of the Camden Local Plan 2017.

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive facade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the premises and the area generally in accordance with the requirements of Policy A4 of the Camden Local Plan 2017.

- 5 The proposed works shall be carried out in accordance with the submitted Structural Engineering Report D133388 rev C by URS Scott Wilson, approved as part of planning permission reference 2011/4445/P, dated 29/02/2012.

Reason: To ensure the structural stability of the host building and neighbouring buildings is preserved and that ground water and surface water conditions are not adversely affected in accordance with Policy A5 of the Camden Local Plan 2017.

- 6 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to supervise the construction works throughout their duration, in accordance with the recommendations of the structural engineering details hereby approved. The appointment shall be submitted to and approved in writing by the Council prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To protect the structural stability of the host building and neighbouring buildings, in accordance with Policy A5 of the Camden Local Plan 2017.

Informative(s):

- 1 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 2 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 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 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).

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.

Yours faithfully

Supporting Communities Directorate

DECISION

James Gorst Architects Ltd
35 Lamb's Conduit Street
London
WC1N 3NG

Application Ref: **2019/3818/L**
Please ask for: **Kate Henry**
Telephone: 020 7974 **3794**

22 November 2019

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
3 Fitzroy Square
London
W1T 5HG

DECISION

Proposal: Replacement three storey mews building to rear; excavation at basement level beneath the mews property and courtyard and refurbishment works to the main house (amendments to listed building consent reference 2011/4485/L, dated 29/02/2012)

Drawing Nos: LKB09_001; LKB09_003; LKB09_101-AB; LKB09_101B; LKB09_102C; LKB09_103B; LKB09_104B; LKB09_105B; LKB09_200B; LKB09_201D; LKB09_202D; LKB09_302B; LKB09_303B; LKB09_902D; LKB09_903B; LKB09_100B; Planning, Heritage and Design & Access Statement Rev 2, dated August 2019.

The Council has considered your application and decided to grant 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

Executive Director Supporting Communities



Buildings and Conservation Areas) Act 1990.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: LKB09_001; LKB09_003; LKB09_101-AB; LKB09_101B; LKB09_102C; LKB09_103B; LKB09_104B; LKB09_105B; LKB09_200B; LKB09_201D; LKB09_202D; LKB09_302B; LKB09_303B; LKB09_902D; LKB09_903B; LKB09_100B; Planning, Heritage and Design & Access Statement Rev 2, dated August 2019.

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 Details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority before the relevant work is begun. The relevant work shall be carried out in accordance with such approved details:

- a) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.
- b) Elevations, and sections at appropriate scale (including any structural fixings, junctions with the existing closet wing and details of materials) of the proposed courtyard link building.
- c) Samples and/or manufacturer's details of all new facing materials including new internal flooring, new mews extension and external landscaping.
- d) Detailed design and specifications in respect of the introduction of new services as set out in the service strategy document.
- e) Specification for any works of damp proofing to the basement vaults.
- f) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.
- g) Details of the methods of fixing of all new joinery to be attached to historic fabric (including the library and dressing rooms).
- h) Drawing showing extent of removal and replacement of historic floorboards.
- i) Details of the reinstatement of the Charlotte lantern, including plan, elevation and section drawings at 1:10 and details of fixing.

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 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.

- 5 No new plumbing, pipes, soilstacks, flues, vents or ductwork shall be fixed on the external faces of the building 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.

- 6 The new joinery work (stairs, architraving, skirting etc.) shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions 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.

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.
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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

Director of Regeneration and Planning

DRAFT

DECISION