

Application ref: 2019/5566/L
Contact: Rose Todd
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Date: 17 December 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

Approval of Details (Listed Building) Granted

Address:
28 Fitzroy Square
London
W1T 6LQ

Proposal:

Minor internal amendments to approved Listed Building consent, 2019/1269/L; includes revised wall positions to rear basement level and new skylight to rear light well

Drawing Nos: P-2018.06.603 Sliding sash window W-05

SK-17 AC Condenser Unit - options

PLD 19 100505 2018.06 Method statement - window casement

PLD 19 100506 2018.06 Method statement - window shutter box

P-2018.06.601 - balustrade

P-2018.06.602 - typical floor build-up

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

P-2018.06.603 Sliding sash window W-05

SK-17 AC Condenser Unit - options
PLD 19 100505 2018.06 Method statement - window casement
PLD 19 100506 2018.06 Method statement - window shutter box
P-2018.06.601 - balustrade
P-2018.06.602 - typical floor build-up

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.

- 2 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.

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.

This application is for the discharge of conditions 4(c); 4(d); 4(h); 5(a); 5(b); 5(c) and 5(d) associated with application 2019/2678/L.

The above conditions are considered discharged.

The following conditions 4(a), 4(b), 4(e), 4(f), 4(g), 4(i), 6(a), 6(b), and 6(c) associated with application 2019/2678/L remain to be discharged.

The revised arrangement of four smaller condenser unit in place of the larger two units is also approved.

The site's planning history has been taken into account when making this decision

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (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 National Planning Policy Framework.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer