

Application ref: 2019/1639/L
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Date: 27 January 2020

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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:

**33 Fitzroy Square
London
W1T 6EU**

Proposal: Details of new and altered window openings (Condition 3(e)) and all new window openings (Condition 3(f)) of listed building consent 2016/4877/L dated 22/12/2016 for demolition of existing external lift enclosure and Conway Street annex behind retained front facade of existing dwelling house and erection of three storey annex building behind the retained facade with raised parapet, raised mansard roof with 3 dormer windows and raised sills at first floor level; creation of first floor external terrace with 2m high trellis on eastern side elevation; internal alterations to plan form, floor levels, relocation of existing lift and reinstatement of period features in main building at Fitzroy Square.

Drawing Nos: 405 rev P0; 420 rev P0; 421 rev P0; 422 rev P0; 423 rev P0; 726.1 rev P0; 726.2 rev P0; 726.3 rev P0; 726.4 rev P0; 726.5 rev P0; 726.6 rev P0; 726.7 rev P0; 730 rev P0; 790 rev P0; 920 rev P0; 921 rev P0; 922 rev P0; 923 rev P0; 924 rev P0.

Informative(s):

- 1 Detailed elevation, section and plan drawings of the new and altered window openings (Condition 3e) and details of new replacement timber sash windows and new metal windows (Condition 3f) has been submitted.

The Conservation Officer has reviewed the details and is satisfied that the proposal would serve to preserve the significance of the listed building and raises no objections to the discharge of condition 3e and 3f.

Historic England were notified about the proposal and confirmed that the Council should determine the application as they think fit. It was endorsed by the Secretary of State on 20/12/2019.

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 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.

- 2 You are advised that condition 3a (new skirting, cornices and other applied decorative plasterwork), condition 3b (new fireplaces and surrounds), condition 3c (internal and external doors with jambs, head and cill), condition 3d (internal and external doors with typical moulding details), and condition 3h (new facing materials) of listed building consent 2016/4877/L dated 22/12/2016 have been submitted to the Council and are currently pending consideration.
- 3 You are reminded that condition 3g (new floor finishes) of listed building consent 2016/4877/L dated 22/12/2016 is outstanding and requires details to be submitted and approved.

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



Daniel Pope
Chief Planning Officer