

Application ref: 2019/4465/P
Contact: Elaine Quigley
Tel: 020 7974 5101
Date: 27 March 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Thomas Croft Architects
Studio 117
Great Western Studios
65 Alfred Road
London
W2 5EU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
33 Fitzroy Square
London
W1T 6EU

Proposal:
Alterations to the facade of the annexe building to raise the cills of 3 first floor windows on Conway Street elevation.

Drawing Nos: 090; 424 rev P0; 930 rev P0; 934 rev P0; Supplementary report on window openings on return elevation to Conway Street produced by Montague Evans dated August 2019; Design Statement prepared by Thomas Croft Architects dated 2nd September 2019.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 090; 424 rev P0; 930 rev P0; 934 rev P0; Supplementary report on window openings on return elevation to Conway Street produced by Montague Evans dated August 2019; Design Statement prepared by Thomas Croft Architects dated 2nd September 2019.

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

Informative(s):

- 1 Reasons for granting permission.

Permission is sought to raise the window cills of the three windows in the annexe wing of the building. Due to the changes approved to the internal floor levels under ref 2016/4282/P the existing windows would allow the floor and window junctions to be visible from the street. This application seeks to rectify this problem. Detailed justification for the works has been submitted with reference to the evolution of the building, the level of changes that have been made to the fabric of the building and the quality of the existing fabric. The proposal would be considered acceptable in terms of its design and materials and would not harm the character and appearance of the building. Although visible from Conway Street the proposed works would ensure that the internal floor levels of the building would not be visible from the street and would therefore preserve the appearance of the Bloomsbury Conservation Area.

The Council's Conservation Officer has reviewed the information and raises no objections to the works subject to conditions being attached to ensure that the new brickwork matches the existing in terms of materials and detailed execution.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.66 and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposed works would not harm the amenity of the neighbouring property in terms of daylight, overlooking or outlook.

The site's planning history was taken into account when making this decision.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, Intend to Publish London Plan 2019 and the National

Planning Policy Framework 2019.

- 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 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).
- 4 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

A handwritten signature in black ink, appearing to be 'DRP', written in a cursive style.

Daniel Pope
Chief Planning Officer