

Application ref: 2020/0350/L
Contact: Elaine Quigley
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Date: 27 March 2020

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Thomas Croft Architects
Studio 117
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65 Alfred Road
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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 Listed Building Consent 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 Buildings and Conservation Areas) Act 1990.

- 2 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: 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 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.

- 4 All new brickwork and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture, bond and mortar mix, pointing finish and profile unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) 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 Reasons for granting listed building consent:

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 2016/4877/L 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 preserve the special interest of the Grade I listed 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.16 of The

Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Historic England has authorised the Council to determine the application in line with the Council's own policies and this has been endorsed by the Secretary of State.

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

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, Intend to Publish London Plan 2019 and the National Planning Policy Framework 2019.

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