

Application ref: 2020/0367/L
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Date: 14 April 2020

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Thomas Croft Architects
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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:

Installation of 1 air-conditioning unit and 3 louvre doors under the external stair in the lightwell fronting onto Conway Street and associated internal pipework.
Drawing Nos: Site location plan; 750 rev P2; 2858-M300; Noise assessment prepared by Paragon Acoustic Consultants dated 25/03/2019; Wall mounted units extract from Daikin

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: Site location plan; 750 rev P2; 2858-M300; Noise assessment prepared by Paragon Acoustic Consultants dated 25/03/2019;

Wall mounted units extract from Daikin.

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 external and internal works and finishes 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 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 to grant listed building consent:

The installation of air-conditioning in a listed building will only be considered acceptable in a historic building if the necessary pipework or trunking, the external cooling equipment and internal units can be sensitively integrated with the building. In this instance, the proposed external unit will be located in a discreet location under the stairs within a lightwell, the internal units will not impact on the spatial quality of the building or its external appearance, and the routing will result in minimal impact on historic fabric and will not affect principal rooms. The louvred doors are minor features at basement level and would be considered acceptable in terms of size, appearance and location. It is considered that the installation will preserve the special interest of the Grade I listed building.

The site's planning history has been taken into account when making this decision. No objections have been received prior to making this decision. Historic England have authorised the issuing of a consent for this proposal.

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, Intended 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 centered on the page.

Daniel Pope
Chief Planning Officer