

Application ref: 2020/1045/P
Contact: Rose Todd
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Date: 12 May 2020

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Neil Wilson Architects Limited
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Dear Sir/Madam

Ove DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
28 Fitzroy Square
London
W1T 6LQ

Proposal:

Conditions 4A, B, C & E of 2018/1361/P 2018/1481/L - External alterations to GII* listed property including ground floor rear extension and replacement window, demolition of existing first floor rear projection and provision of rear terrace (incl. access door and plant enclosure). Internal alterations incl. lowering of levels to front lightwell and refurbishments from basement to third floor levels incl. replacement of mechanical and electrical services, all in association with the continued use of the building as an office. 2019/2678/L - 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:

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 shall be carried out in accordance with the following approved plans:

Condition 4E 2019.2678.L - C - 2018.06.416A.417A.418A.419A - Internal Door Details

Condition 4E 2019.2678.L - C -
 2018.06.100A.101B.102B.103A.104A.105E.200 - GA Plans. Elevations
 Condition 4C 2018.1481.L - Switch and Socket Plates. MK Edge - Finish -
 Porcelain White
 Condition 4C 2018.1481.L - Floor Boxes. ACFB3SC Armoured Cable
 Management Cavity Boxes
 Condition 4C 2018.1481.L - C - 2018.06.800A.801A.802A.803A.804A.805A -
 Small Power and Data
 Condition 4B 2019.2678.L - Fireplace - The Thomas Hope
 Condition 4B 2018.1481.L - Lighting Spec Wall Light. Offices - G3 Sammode
 by Pierre Guariche
 Condition 4B 2018.1481.L - Lighting Spec Surface Mounted Track - Flos
 Running Magnet
 Condition 4B 2018.1481.L - Lighting Spec Recessed Track - Flos Running
 Magnet
 Condition 4B 2018.1481.L - Lighting Spec Emergency Wall Light. Hallway -
 Tornado TR9281
 Condition 4B 2018.1481.L - Lighting Spec Downlight - Flos Kap Surface Round
 Optic Flood
 Condition 4B 2018.1481.L - Lighting Spec Downlight - Flos Easy Kap Fixed
 Optic Flood
 Condition 4B 2018.1481.L - C - 2018.06.810D.811D.812D.813D.814D.815D -
 Reflected Ceiling Plans Lighting
 Condition 4A 2019.2678.L - Register Grate - Plain Arched
 Condition 4A 2018.1481.L - SK 25 - Fireplace - Plan Section Elevation

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 (Delegated):

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(a); 4(b) and 4(c) of application 2018/1481/L and condition 4(e) of application 2019/2678/L.

The above conditions are considered discharged.

Conditions 4(c); 4(d); 4(h); 5(a); 5(b); 5(c) and 5(d) of 2019/2678/L were previously discharged (reference 2019/5566/L).

Further conditions Condition 4(d) pertaining to 28/1481/L; Conditions 4(a); 4(b); 5(c); 5(d); 5(e); 5(f); 5(h); 5(i); 5(j); 5(k) and 5(l) of application 2019/1269/L; and Conditions 4(a); 4(b); 4(f); 4(g) and 4(i) of application 2019/2678/L remain to be discharged.

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 policies D1 and 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 blue rectangular background.

Daniel Pope
Chief Planning Officer