

Application ref: 2020/3640/P  
Contact: Rose Todd  
Tel: 020 7974 3109  
Email: [rose.todd@camden.gov.uk](mailto:rose.todd@camden.gov.uk)  
Date: 11 September 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

James Gorst Architects Ltd  
35  
Lamb's Conduit Street  
London  
WC1N 3NG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Reserved Matters Granted**

Address:

**3 Fitzroy Square  
London  
W1T 5HG**

Proposal:

Application for approval of details reserved by Condition 3 of a Listed Building Consent.  
Drawing Nos: LKB09\_111-GROUND FLOOR RCP.pdf, LKB09\_112-FIRST FLOOR RCP.pdf, LKB09\_113-CEILING REPAIRS - SAMPLE PHOTOGRAPHS 1.pdf, LKB09\_114-CEILING REPAIRS - SAMPLE PHOTOGRAPHS 2.pdf, LKB09\_250-MAIN HOUSE ELEVATION - REPAIRS.pdf, LKB09\_251-MAIN HOUSE ELEVATION - SAMPLE PHOTOGRAPHS.pdf, LKB09\_500-BASEMENT PLAN\_KEY PLAN.pdf, LKB09\_502-GROUND FLOOR PLAN\_KEY PLAN.pdf, LKB09\_503-FIRST FLOOR PLAN\_KEY PLAN.pdf, LKB09\_504-SECOND FLOOR PLAN\_KEY PLAN.pdf, LKB09\_505-THIRD FLOOR PLAN\_KEY PLAN.pdf, LKB09\_510-BASEMENT SECTION DETAIL 01.pdf, LKB09\_511-BASEMENT SECTION DETAIL 02.pdf, LKB09\_515-COURTYARD LINK BUILDING DETAIL,01.pdf, LKB09\_520-PROPOSED FLOOR - FORMAL DINING,ROOM.pdf, LKB09\_521-PROPOSED FLOOR - BREAKFAST,ROOM.pdf, LKB09\_522-PROPOSED FLOOR - COATS AND,HATS.pdf, LKB09\_523-PROPOSED FLOOR - DRAWING,ROOM.pdf, LKB09\_524-PROPOSED FLOOR - LIVING ROOM.pdf, LKB09\_525-PROPOSED FLOOR - LIBRARY.pdf, LKB09\_526-PROPOSED FLOOR - HALLWAY.pdf, LKB09\_527-PROPOSED FLOOR - MASTER BATHROOM.pdf, LKB09\_528-PROPOSED FLOOR - DRESSING,ROOM.pdf, LKB09\_529-PROPOSED FLOOR - THIRD FLOOR BEDROOMS.pdf, LKB09\_530-PROPOSED FLOOR - PLAYROOM.pdf, LKB09\_531-PROPOSED FLOOR - THIRD FLOOR BATHROOMS.pdf, LKB09\_532-PROPOSED

FLOOR - HALLWAY.pdf, LKB09\_533-PROPOSED FLOOR - SAMPLE AND REFERENCE IMAGES.pdf, LKB09\_540-PROPOSED FIRST FLOOR STAIRCASE REPAIRS.pdf, LKB09\_541-PROPOSED SECOND FLOOR STAIRCASE REPAIRS.pdf, LKB09\_542-STAIRCASE REPAIRS - SAMPLE AND REFERENCE IMAGES.pdf, LKB09\_543-STAIRCASE REPAIRS - STITCHING REPAIR.pdf, LKB09\_550-FIREPLACE GFF(N).pdf, LKB09\_551-FIREPLACE GFF(S).pdf, LKB09\_552-FIREPLACE GFR-R(NW).pdf, LKB09\_553-FIREPLACE 1FF(S).pdf, LKB09\_554-FIREPLACE 1FR(S).pdf, LKB09\_555-FIREPLACE 2FR(S).pdf, LKB09\_560-FIREPLACE - SAMPLE AND REFERENCE IMAGES.pdf, LKB09\_570-CHARLOTTE LANTERN DETAIL.pdf, LKB09\_580-FACING MATERIALS - SAMPLE REFERENCE IMAGES.pdf, LKB09\_600-DOOR DETAILS - D-1.04.pdf, LKB09\_601-DOOR DETAILS - D-1.10.pdf, LKB09\_602-DOOR DETAILS - D-1.13.pdf, LKB09\_603-DOOR DETAILS - D-1.17.pdf, LKB09\_604-DOO

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

Condition(s) and Reason(s):

Informative(s):

- 1 Reasons for granting approval of details (listed building).

A scheme to refurbish 3 Fitzroy Square and demolish and rebuilt the mews segment of the accommodation was previously consented (2019/3817/P + 2019/3818/L).

This application seeks to discharge Condition 3 of listed building consent ref 2019/3818/L.

After reviewing the submitted details and a site visit conducted on 8 September 2020 to review samples of proposed replacement materials it has been concluded that the proposed works will not harm the special interest of the Grade I listed building.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Building and Conservation Area Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 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 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 'DP', is centered on a light grey rectangular background.

Daniel Pope  
Director of Economy, Regeneration and Investment