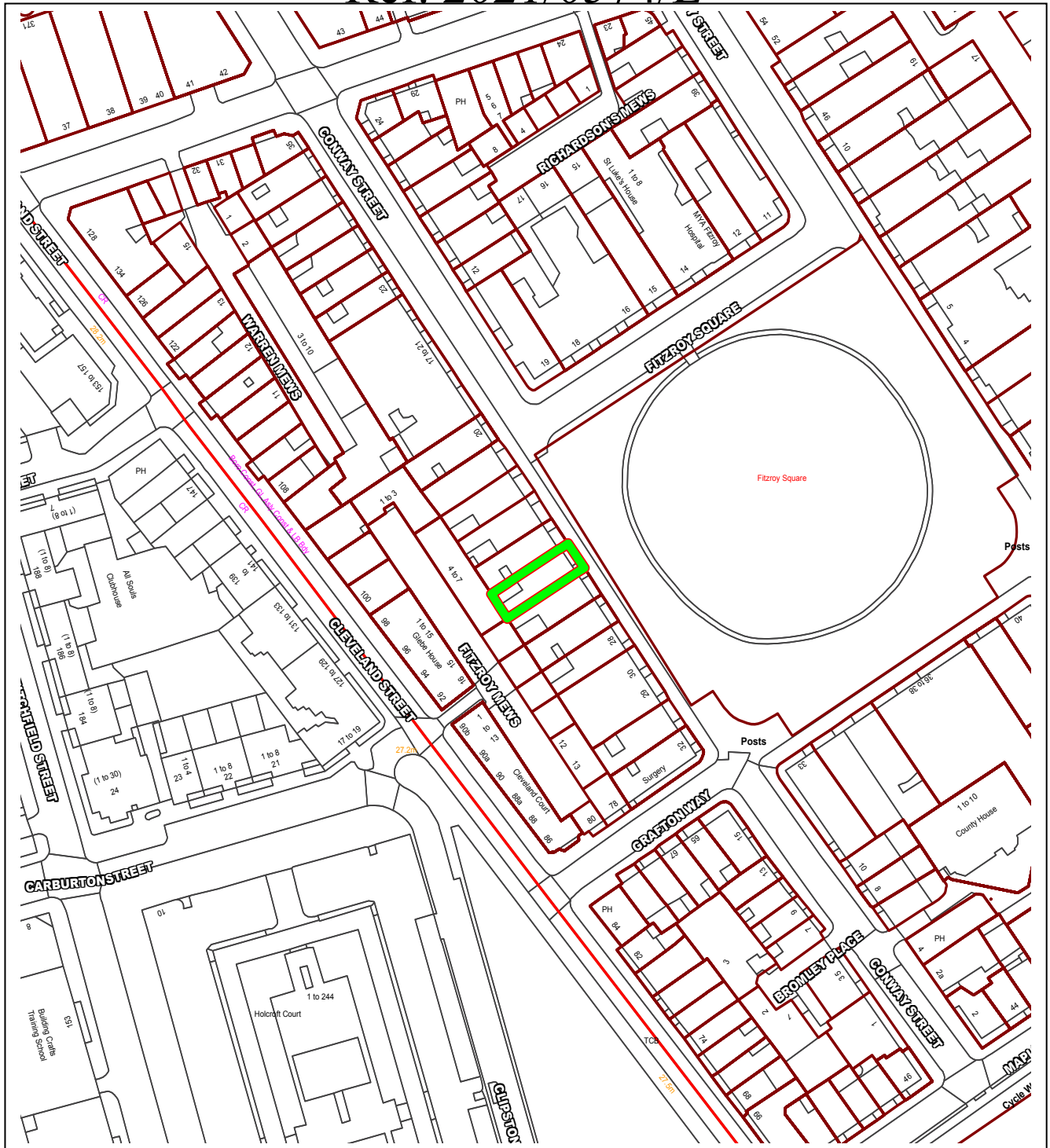


Flat C, 25 Fitzroy Square, W1T 6ER – Ref. 2021/0574/L



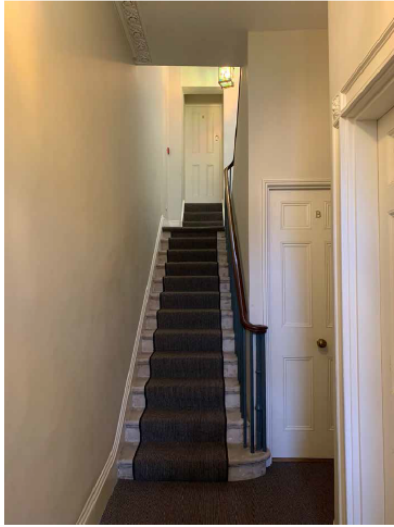
This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

Photographs:

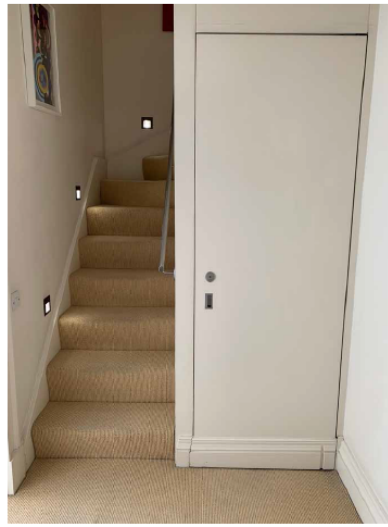
1. Front elevation (red line indicates the extent of Flat C)



2. Staircase - comparison of original staircase from Ground to First Floor and 1980s staircase introduced at the time the property was converted to 4 flats.



Original staircase between ground and first floor (external to Flat C)



Existing 1980s staircase to be replaced

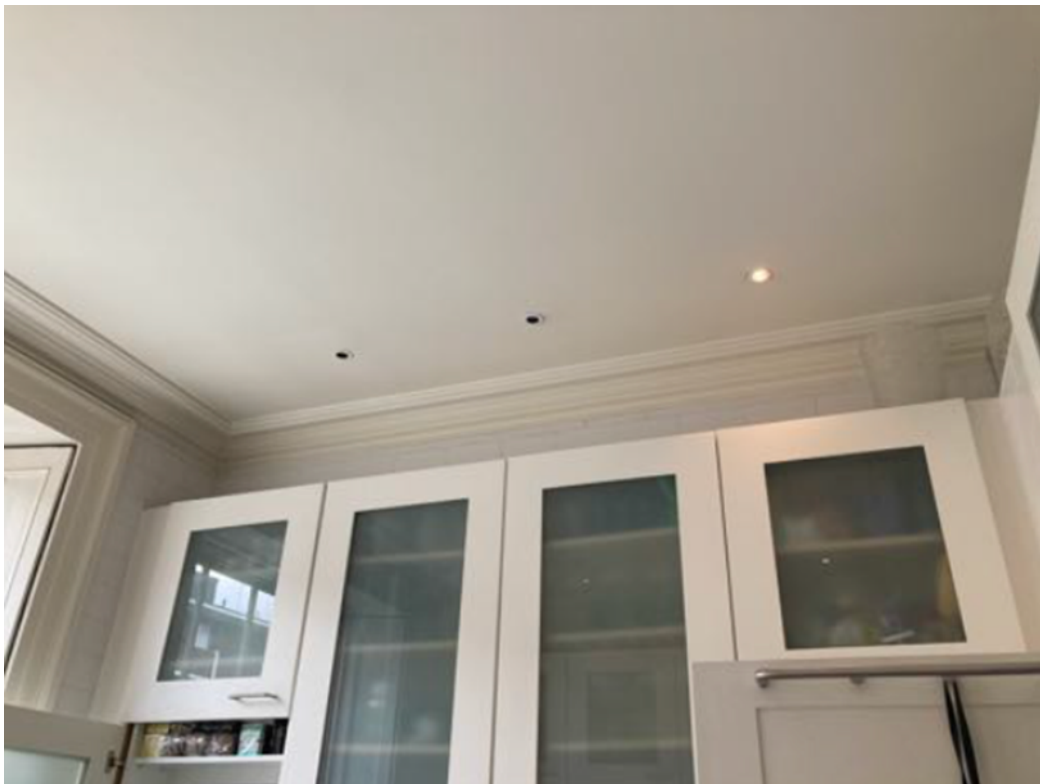
3. Proposed stair to replace the existing 1980s staircase.



4. Proposed and existing doorway from the kitchen into the central lobby.



5. The kitchen has both false walls and a lowered ceiling with modern cornice. The window architrave appears original.



6. The original cornice in first floor living room – to remain *in situ*.



Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	01/07/2021	
		N/A / attached		Consultation Expiry Date:	11/04/2021	
Officer				Application Number(s)		
Rose Todd				2021/0574/L		
Application Address				Drawing Numbers		
Flat C, 25 Fitzroy Square W1T 6ER				Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature			
Proposal(s)						
Internal alterations and reorganisation of layout including relocation of internal entrance to the flat onto the shared stairwell at first floor level. Reopening of the original doorway into the living room from the hallway and creation of WC at first floor. Replacement of internal staircase from first to second floor (Class C3).						
Recommendation:		Grant Listed Building Consent				
Application Type:		Listed building consent				

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	A site notice was displayed on 17/03/2021 which expired on 10/04/2021 and a press notice was published on 18/03/2021 which expired on 11/04/2021. 8 objections and 1 letter of support were received from neighbouring properties.			
Adjoining Occupiers:	No. of responses	09	No. of objections	08
Summary of consultation responses:	<p>A letter of support was received from the previous owner of No.25C confirming that all the internal walls within the flat date from the subdivision in the 1980s. The only original fabric (contemporaneous with the original construction of the building) was the lath and plaster wall of the stairwell and the ceiling and cornice in the front room at first floor level. The internal 1980s stairs were observed to be cramped and not suitable for adaptation (eg the installation of a stairlift).</p> <p>Letters of objection were submitted from the owners/occupiers of adjacent flats within No.25 as well adjacent properties to the application site. Their objections can be summarised as follows:</p> <p>(1) Concern that the proposed works will result in the transmission of noise and dust to other residential units within the building and adjacent.</p> <p>(2) That the proposed works will result in the loss of original fabric and architectural detailing (such as cornice, ceiling roses, timber floorboards and internal walls).</p> <p>(3) The relocation of the entrance to the flat will result in loss of original lath and plaster and will compromise the structural integrity of the building.</p> <p>(4) The introduction of a soil pipe for the relocated first floor toilet will compromise the structural integrity of the building.</p> <p>(5) The design of the replacement internal staircase is inappropriate to the building.</p> <p>(6) The application was advertised solely by means of a press and site notice and that individual neighbours were not notified.</p> <p><u>Officer's response:</u></p> <p>(1) The proposal comprises internal works which are below the threshold of requiring a Construction Management Plan. Informatives have been attached reminding the applicant of construction requirements.</p> <p>(2+3) Analysis of the fabric has been undertaken. The introduction of a doorway into the stairwell wall will have limited impact on the significance of the house especially given the nature and extent of more invasive works in the past. A condition has been added to the listed building consent requiring the ceiling and cornice of the front first floor room to be retained unmodified.</p> <p>(4) The proposal is subject to control under the Building Regulations. The application has been reviewed by Building Control who raised no concerns regards the details of the application.</p> <p>(5) The staircase internal to Flat C was introduced as part of the 1980s conversion of the building to flats. Such a staircase is alien to the historic planform of the house and therefore the design of such a staircase has no</p>			

	<p><i>precedent. The proposed design of the replacement staircase replicates a simple middle 19th century stair.</i></p> <p><i>(6) A press and site notice were issued in line with Camden's Statement of Community involvement.</i></p>	
CAAC comments:	Fitzroy Square CAAC were consulted and no response was received.	
Historic England	Historic England were consulted and raised no objection. They issued a letter of authorisation for the case stamped by the NPCU.	

Site Description

No. 25 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 property is divided into flats; No.25C is a maisonette that occupies the first and second floors which are now connected by an internal staircase introduced as part of the 1980's conversion.

Relevant History

PSX0004620: Planning permission was granted on the 19/09/2000 for the '*Replacement windows in timber to the first floor front elevation.*'

LSX0004625: Listed Building Consent was granted on the 19/09/2000 for the '*Replacement windows in timber to the first floor front elevation and internal alterations to first and second floors.*'

M12/27/15/29933: Planning permission was granted on the 24/06/1980 for the '*Change of use and works of conversion to provide four self-contained residential dwelling units.*'

Relevant policies

National Planning Policy Framework (2019)

The London Plan (2021)

Camden Local Plan (2017)

- D2 Heritage

Camden Planning Guidance (2021):

- CPG Design
- CPG Home Improvements

Conservation Statements:

- Fitzroy Square Conservation Area Appraisal and Management Plan (2010)

Assessment

1. The proposal

- 1.1. Listed building consent is sought for the refurbishment of Flat C to improve the layout of the accommodation within the maisonette. No external alterations are proposed.
- 1.2. The proposed works include:
- Reposition of main entrance doorway from the original stairwell into the maisonette.
 - Replacement the existing 1980s internal staircase from first to second floor with a more open staircase more in keeping with the architectural style of the terrace.
 - Re-open the access to the first floor living/dining room.
 - Reconfigure the first floor kitchen.
 - Relocate the first floor toilet.
 - Replace the existing chipboard flooring with new timber floorboards.

2. Revisions

- 2.1. During the course of the assessment revisions to the proposed scheme were requested. The revision made to the proposed scheme can be summarised as follows:
- The ceiling and cornice in the front first floor living room has been shown to be part of the original early 19th century decoration scheme and therefore it has been agreed that this particular detail will be retained unmodified.

3. Assessment

- 3.1. The principal considerations material to the determination of this application are as follows:
- The impact upon the historic and architectural significance of the host property.

4. Design and Conservation

- 4.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D2 seeks to preserve or enhance the borough's listed buildings and resist alterations where this would cause harm to the special architectural and historic interest of the building or its setting.
- 4.2. The Fitzroy Square Conservation Area Management Strategy (2010) advises (10.6) that in undertaking its development control function the Council will ensure that the historic details which are an essential part of the special architectural character of Fitzroy Square Conservation Area are preserved, repaired and reinstated where appropriate.
- 4.3. The current layout of the flat is not historic but the result of modern intervention concurrent with the conversion of the property to self-contained apartments in the 1980s. The proposed works make internal adjustments to make better use of the spaces available. These changes allow more of the volumes of the original rooms to be read at first floor and as such are a minor enhancement of the building's significance.
- 4.4. It is considered that the revision to retain the ceiling and cornice in the front first floor living room ensures that the architectural significance of the building will be better preserved.
- 4.5. The design details of all new doors and the new staircase have been conditioned to ensure that the architectural significance of the listed building is both preserved and enhanced.
- 4.6. Subject to the recommended conditions, it is considered that the proposal will not cause detrimental harm to the significance of the host property and would preserve the special character of the listed building.
- 4.7. 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.

5. Recommendation

Grant listed building consent.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 28th June 2021, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2021/0574/L
Contact: Rose Todd
Tel: 020 7974 3109
Email: rose.todd@camden.gov.uk
Date: 24 June 2021

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

Thomas Croft Architects
Studio 117,
Great Western Studios,
65 Alfred Road
LONDON
W2 5EU
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
Flat C
25 Fitzroy Square
London
W1T 6ER

DECISION

Proposal:

Internal alterations and reorganisation of layout including relocation of internal entrance to the flat onto the shared stairwell at first floor level. Reopening of the original doorway into the living room from the hallway and creation of WC at first floor. Replacement of internal staircase from first to second floor (Class C3).

Drawing Nos: 100;101; 102; 301; 302;310; design and access statement; photo survey and heritage statement.

The Council has considered your application and decided to grant 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:

100;101; 102; 301; 302;310; design and access statement; photo survey and heritage statement.

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 Notwithstanding the details as shown on the approved drawings/information submitted, nothing in this permission grants consent for the alteration or removal of the cornice present in the first floor living/dining room. This original feature should be retained and unmodified.

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.

- 5 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:
 - a) Plan, elevation and section drawings of all new doors at a scale of 1:10 with typical moulding and architrave details at a scale of 1:1.
 - b) Plan, elevation and section drawings of the new staircase and handrail at a scale of 1:10.

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 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).

- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 4 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.
- 5 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

Chief Planning Officer

DRAFT

DECISION