

Application ref: 2021/1874/L
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Date: 21 July 2021

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James Gorst Architects Ltd
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
3 Fitzroy Square
London
W1T 5HG

Proposal:
Works to strengthen existing primary structural beams.
Drawing Nos: SITE PLAN; SITE LOCATION PLAN; FSQ-SHK-ZZ-02-DR-S-020021 rev C04;
FSQ-SHK-ZZ-01-DR-S-020011 rev C05; Bressummer beam condition report - rev A, June 2021; Historic Support Statement - originally submitted in support of application 2011/4445/P;

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 Plan; Site Location Plan; No. 3 Fitzroy Square First Floor General Arrangement Plan; No. 3 Fitzroy Square Second Floor General Arrangement Plan; Bressummer beam condition report REV A; Historic Support 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.

Informative(s):

- 1 Reasons for granting listed building consent (delegated):

3 Fitzroy Square is part of a terrace of 8 houses by Robert and James Adam, located on the east side of Fitzroy Square. The terrace was built c1792-4 and is listed Grade I.

A scheme to refurbish 3 Fitzroy Square and demolish and rebuilt the mews segment of the accommodation was previously consented (2011/4445/P, 2011/4485/L & 2011/4486/C), amended in 2020 (2019/3817/P + 2019/3818/L).

The house was known to have some serious irregularities including bowed and sloping floors at second and third floor level.

The restoration has allowed a number of primary structural elements to be inspected. This includes six structural bressummer beams in the rooms facing Fitzroy Square.

Four of the beams have deflected substantially and have deep and continuous cracks within them. This movement has caused damage to some historically sensitive parts of the building including chimneypieces and ceilings. All of the beams are close to or have had their capacity exceeded.

The proposals are to throughbolt curved steel plates to both sides of the sagging beams. This is a common detail for strengthening timber beams and allows the original beams to be retained and reused. This detail also results in relatively minimal damage to the original fabric.

The application has been advertised in the press and by means of a site notice. Historic England issued a letter of authorisation for the case, which was stamped by the NPCU.

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 2021 and the National Planning Policy Framework.

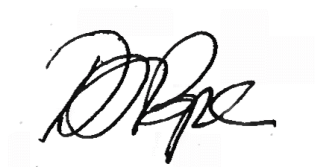
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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 positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer