

Application ref: 2019/5778/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Approval of Details (Listed Building) Granted

Address:
33 Fitzroy Square
London
W1T 6EU

Proposal: Details of facing materials for the annexe building (Condition 3(h)) of listed building consent 2016/4877/L dated 22/12/2016 for demolition of existing external lift enclosure and Conway Street annex behind retained front facade of existing dwelling house and erection of three storey annex building behind the retained facade with raised parapet, raised mansard roof with 3 dormer windows and raised sills at first floor level; creation of first floor external terrace with 2m high trellis on eastern side elevation; internal alterations to plan form, floor levels, relocation of existing lift and reinstatement of period features in main building at Fitzroy Square.

Drawing Nos: TCA Presentation 85 Details in pursuant to Planning Condition 3h & Listed Building Condition 3e dated 15 November 2015.

The Council has considered your application and decided to grant Approval of Details (Listed Building) subject to the following condition(s):

Conditions And Reasons:

Informative(s):

- 1 Reasons to grant listed building consent approval of details:

33 Fitzroy Square is a late 18th Century Grade I listed Robert Adam townhouse, situated in the Fitzroy Square Conservation Area. The application seeks to discharge Planning Condition 3h of Planning Consent Application Ref: 2016/4877/L and Listed Building Condition 3e of Application Ref: 2017/4898/ relating to details of facing materials for the annexe building, including bricks, mortar and slate. Having considered the submitted information and viewed the materials on site, officer raise no objection to the discharge of the conditions.

The Conservation Officer has reviewed the details and is satisfied that the proposal would serve to preserve the significance of the listed building and raises no objections to the discharge of the conditions.

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 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 2021.

- 2 You are advised that condition 3b (new fireplaces and surrounds) of listed building consent 2016/4877/L dated 22/12/2016 have been submitted to the Council and are currently pending consideration.

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 2021.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer