

Application ref: 2021/3660/P
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Date: 10 November 2021

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

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
3 Fitzroy Square
London
W1T 5HG

Proposal:

Replacement three storey mews building to rear; excavation at basement level beneath the mews property courtyard and refurbishment works to the main house (amendments to listed building consent reference 2019/3818/L, dated 02/12/2019)

Drawing Nos: Design and Access Statement; LKB09_201E - MEWS HOUSE ELEVATION; LKB09_202E - MEWS HOUSE ELEVATIONS - RENDERS; LKB09_902E - VIEW FROM MEWS - PHOTOGRAPH

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

Condition(s) and Reason(s):

- 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:

Design and Access Statement; LKB09_201E - MEWS HOUSE ELEVATION; LKB09_202E - MEWS HOUSE ELEVATIONS - RENDERERS; LKB09_902E - VIEW FROM MEWS - PHOTOGRAPH.

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 Details in respect of the following shall be submitted to and approved in writing by the Council as local planning authority before the relevant work is begun.

The relevant work shall be carried out in accordance with such approved details:

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) Elevations, and sections at appropriate scale (including any structural fixings, junctions with the existing closet wing and details of materials) of the proposed courtyard link building.

c) Samples and/or manufacturer's details of all new facing materials including new internal flooring, new mews extension and external landscaping.

d) Detailed design and specifications in respect of the introduction of new services as set out in the service strategy document.

e) Specification for any works of damp proofing to the basement vaults.

f) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1.

g) Details of the methods of fixing of all new joinery to be attached to historic fabric (including the library and dressing rooms).

h) Drawing showing extent of removal and replacement of historic floorboards.

i) Details of the reinstatement of the Charlotte lantern, including plan, elevation and section drawings at 1:10 and details of fixing.

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 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.

- 5 No new plumbing, pipes, soilstacks, flues, vents or ductwork shall be fixed on the external faces of the building unless shown on the drawings hereby approved.

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.

- 6 The new joinery work (stairs, architraving, skirting etc.) shall match the existing joinery work adjacent in respect of materials, dimensions and profiles, unless shown otherwise on the drawings or other documentation hereby approved or required by any conditions attached to this consent.

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 permission/consent-

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 vary Condition 2 of application 2019/3818/L.

Condition 2 states:

The development hereby permitted shall be carried out in accordance with the following approved plans.

This application seeks to substitute a revised set of drawings for the original set of drawings.

After reviewing the submitted details it has been concluded that the proposed works will not harm the special interest of the Grade I listed building.

The application has been advertised in the press and by means of a site notice. Bloomsbury CAAC wished to make no comment. Historic England issued a letter of authorisation for the case, which was stamped by the NPCU.

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 2021 and the National Planning Policy Framework 2021.

- 2 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).

- 3 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.
- 4 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.
- 5 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, 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.

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