

Application ref: 2022/4362/L
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CIRPRO LIMITED
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
26 Fitzroy Square
London
Camden
W1T 6BT

Proposal:

Structural repair to First Floor landing and three steps of stone cantilever stair, removal and reinstatement of section of plaster cornice. Replacement of Ground Floor low level gas ventilator grilles.

Drawing Nos:

Repairs Methodology_26 Fitzroy Square_02.02.23; Design & Access Statement_26 Fitzroy Square; DCL Visual Structural Inspection Report_26 Fitzroy Square; Ground and First Floors as Existing_21262-EX01; Floor Plan GA's and Sections_99657-01-P2; Ground and First Floors Showing Location of Proposed Remedial Work_21262-P01A; Ground and First Floors Showing Location of Proposed Remedial Work_21262-P02A

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:

Repairs Methodology_26 Fitzroy Square_02.02.23; Design & Access Statement_26 Fitzroy Square; DCL Visual Structural Inspection Report_26 Fitzroy Square; Ground and First Floors as Existing_21262-EX01; Floor Plan GA's and Sections_99657-01-P2; Ground and First Floors Showing Location of Proposed Remedial Work_21262-P01A; Ground and First Floors Showing Location of Proposed Remedial Work_21262-P02A

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 The application building, 26 Fitzroy Square, is one in a terrace of 13 properties, including attached railings, that form the western side of Fitzroy Square and are collectively Grade II* Listed on the National Heritage List for England (No. 1112996). The site is also located in the Fitzroy Square Conservation Area.

The subject building sits centrally within the Georgian terrace that was constructed c.1832-35 with a stucco with rusticated ground floor façade. It has ionic engaged columns rising through first and second floors. Subsequent modifications to the building have occurred, most notably in 2016 when internal and external alterations were made in association with its change of use.

The applicant wishes to undertake internal structural repairs to the First Floor landing and three steps of the cantilevered stone stair which will involve the removal and reinstatement of section of plaster cornice. It is also proposed to enlarge six low level gas ventilator grilles in the Ground Floor Meeting Room.

Harm to the historic fabric posed by the repair works to the ceiling and cornicing has been considered in balance with the imperative to maintain the structural integrity of the building. It is considered that the proposed interventions will be the minimum necessary to achieve the required repairs, and harm to the historic fabric will be mitigated through the proposed methodology of cornice reinstatement at the completion of works and the only

partial removal (not exceeding 600mm). Scaffolding required to undertake the repairs will have timber packing and will not be fixed to the historic masonry.

Historic fabric removed to enlarge the ventilator grills on the skirting boards will be minimal. The new vents will be of the same design and finished to match the existing.

It is therefore considered that the proposed works will not harm the special interest of the Listed Building.

- 2 The site's planning history has been taken into account when making this decision. The application has been advertised in the press and by means of a site notice, whereby there were no consultation responses. Historic England has issued a letter of flexible authority ratified by the secretary of state 17 November 2022.

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 2016 and the National Planning Policy Framework.

- 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.

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