

Application ref: 2022/4815/P
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Date: 2 March 2023

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DRY ARCHITECTS
48 Charlotte Street
London
W1T 2NS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

41 Fitzroy Street
London
W1T 6DZ

Proposal:

Replacement of entrance door and basement lightwell door, installation of rooflight on basement rear extension and replacement of windows on ground floor of front elevation and on all floors of rear elevation

Drawing Nos: Site location plan 5320-001 P2, 5320-002 P2, 5320-003 P2, 5320-004 P2, 5320-005 P2, 5320-006, 5320-007, 5320-008, 5320-009, 5320-010, 5320-011, 5320-012 P2, 5320-013 P2, 5320-014, 5320-015, 5320-016, 5320-017 P3, 5320-018 P4, 5320-019 P4, 5320-020 P4, 5320-021 P3, 5320-022 P3, 5320-023 P3, 5320-024, 5320-025 P2, 5320-026, 5320-027 P2, 5320-028 P2, 5320-029, 5320-030, 5320-031, 5320-032, 5320-033 P2, 5320-034 P2, 5320-035, 5320-036 P2, 5320-037 P2, 5320-038, 5320-039, 5320-040, 5320-041, 5320-042 P2, 5320-043 P2, 5320-044 P1, Window Schedule P1, Photographic Survey, Heritage Statement, Design and Access Statement

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

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan 5320-001 P2, 5320-002 P2, 5320-003 P2, 5320-004 P2, 5320-005 P2, 5320-006, 5320-007, 5320-008, 5320-009, 5320-010, 5320-011, 5320-012 P2, 5320-013 P2, 5320-014, 5320-015, 5320-016, 5320-017 P3, 5320-018 P4, 5320-019 P4, 5320-020 P4, 5320-021 P3, 5320-022 P3, 5320-023 P3, 5320-024, 5320-025 P2, 5320-026, 5320-027 P2, 5320-028 P2, 5320-029, 5320-030, 5320-031, 5320-032, 5320-033 P2, 5320-034 P2, 5320-035, 5320-036 P2, 5320-037 P2, 5320-038, 5320-039, 5320-040, 5320-041, 5320-042 P2, 5320-043 P2, 5320-044 P1, Window Schedule P1, Photographic Survey, Heritage Statement, Design and Access Statement,

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application site is a Georgian property in use as a hotel which is grade II listed and located within the Fitzroy Square Conservation Area.

The proposals involve alterations to the front and rear elevations which include the installation of new single glazed timber sash windows on the front elevation at ground floor and at all floors on the rear elevation. These are considered to be sympathetic to the listed building and the wider conservation area. A fanlight would be reinstated above the entrance door which is also to be repaired. At basement level, a replacement timber glazed door is proposed which is considered to be appropriate.

The existing flat roof and rooflight at rear ground floor level would be replaced by two new flat rooflights and new roof covering which are considered to be acceptable. The rooflights would have limited visibility and would be an improvement on the existing lantern rooflight.

The proposal is considered to preserve the character and appearance of the listed building and conservation area.

Special attention has been paid to the desirability of preserving or enhancing

the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

One comment was received from a neighbouring occupier querying the ownership certificate on the application form. The applicant has confirmed that the correct certificate was signed and the works are being carried out on behalf of the owner of the property who is the sole owner. No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, 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 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 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.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer