

Application ref: 2023/0048/L  
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Date: 2 March 2023

**Development Management**  
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**DRY ARCHITECTS**  
48 Charlotte Street  
London  
W1T 2NS

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:

**41 Fitzroy Street**  
**London**  
**W1T 6DZ**

Proposal:

Replacement of entrance door and basement lightwell door, replacement or repair of all windows on front and rear elevations and installation of rooflight on basement rear extension, plus internal alterations including removal of modern partitions, reinstatement of historical features and internal re-arrangement

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 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 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: 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.

- 4 The replacement roof covering shall be of natural slate

Reason: In order to preserve the special architectural and historic significance of the heritage asset in accordance with policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting consent-

The external works consist of installing single glazed timber sash windows on the front elevation at ground floor and on all floors on the rear elevation. A fanlight would be installed above the front entrance door which is also to be repaired. A new door would be installed at basement level in the front lightwell area which would be timber with glazed panels. At the rear ground floor level, the existing lantern rooflight would be replaced by two new flat rooflights. There would also be general repair of the retained windows and metal railings. The roof would also be repaired with using natural slate and a condition is attached ensuring that natural slate is used.

The external works are considered to be sympathetic additions that are appropriate for a listed building and would preserve the fabric and appearance of the listed building.

The internal works consist of the general repair work and some alterations to the existing planform.

The basement level would be subdivided to provide additional hotel studio rooms. The partition closest to the front elevation would be set back from the window which is considered acceptable. The historic Georgian wine bins would be retained, and the proposed planform would be similar to the original historic planform.

The existing planform at ground floor would be retained. The proposed en-suite is considered acceptable on the basis that the original chimneypiece has already been removed. There would be no loss of historic fabric or planform at first and second floors albeit with some minor reconfiguration.

The third floor has already been significantly altered and the replanning would not lead to further loss of significance.

The general repair and restoration of internal shutters, cornicing, York stone floor in the entrance hallway, joinery and plasterwork is supported.

The current state of the property is one of disrepair due to a fire and subsequent water leakage leaving the building currently uninhabitable. The proposals are deemed necessary in order to retain the use as a hotel. There has already been significant and harmful loss of historic fabric and planform and thus the proposal would not cause further harm to the special interest of the listed building.

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.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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 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 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

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

Daniel Pope  
Chief Planning Officer