

2023/3999/P and 2023/5008/L – 6-7 Percy Street



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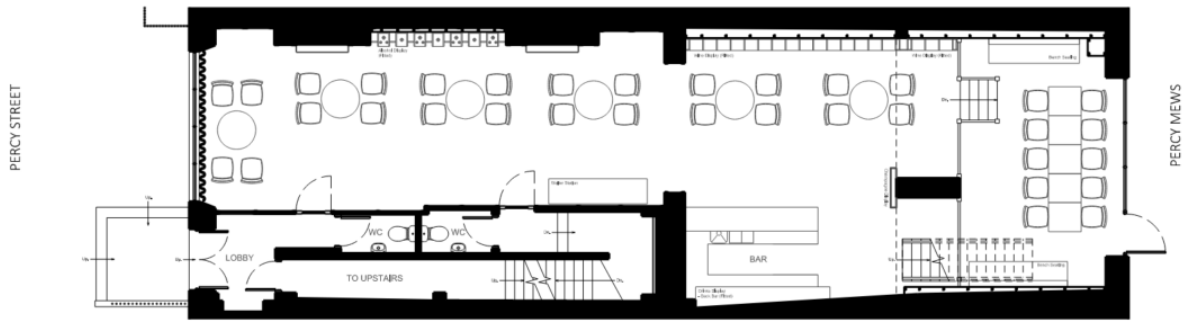
Above: Rear elevation from Percy Mews



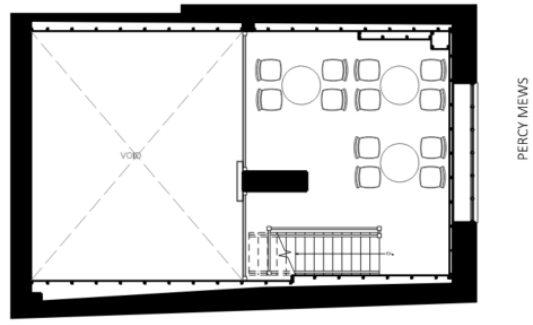
Above: Front elevation viewed from opposite side of Percy Street



Above: Existing film treatment to front glazing (to be removed)



Proposed Ground Floor Plan

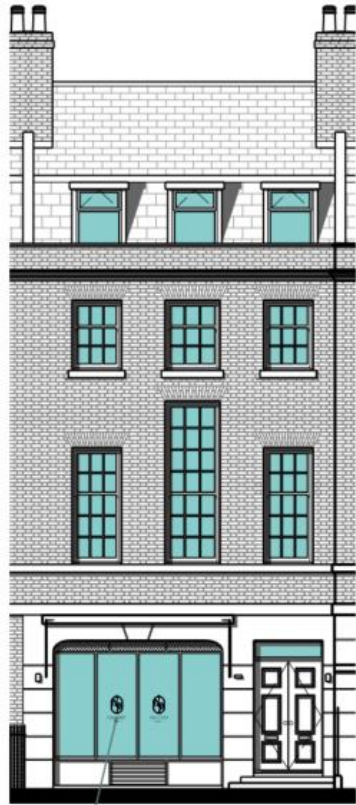


Proposed Mezzanine Floor Plan



Proposed Basement Floor Plan

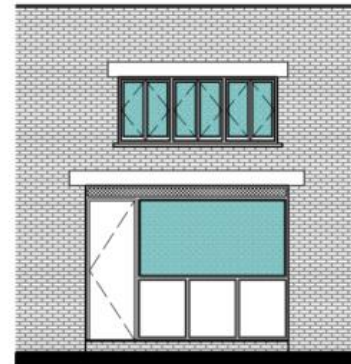
Above: Proposed Ground, Mezzanine and Basement floor plans



Proposed Front Elevation - Percy Street



Logo Image



Proposed Rear Elevation - Percy Mews

Above: Proposed elevations and logo at front elevation

Delegated Report		Analysis sheet	Expiry Date:	20/11/2023
(Members Briefing)		N/A / attached	Consultation Expiry Date:	16/02/2024
Officer			Application Number(s)	
Brendan Versluys			1. 2023/3999/P 2. 2023/5008/L	
Application Address			Drawing Numbers	
6-7 Percy Street London W1T 1DH			<i>See draft decision notice</i>	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<p><u>Planning permission:</u></p> <p>Change of use from hairdresser's (Class E) to private members' club (Sui Generis) (retrospective)</p> <p><u>Listed building:</u></p> <p>Internal alterations including removal of modern interventions and relocation of the existing glass staircase to the rear (ground floor), removal of modern interventions including partitions and plasterboard ceiling, and construct new partitions (basement).</p>				
Recommendation:		1. Grant conditional planning permission 2. Grant listed building consent		
Application Type:		1. Full Planning Permission 2. Listed Building Consent		

Conditions or Reasons for Refusal:	<i>Refer to Draft Decision Notice</i>			
Informatives:				
Consultations				
Summary of consultation:	<p>Site notices were displayed near to the site on the 01/12/2023 (consultation end date 25/12/2023).</p> <p>A press notice was advertised 07/12/2023 (consultation end date 31/12/2023).</p>			
Adjoining Occupiers:	No. of responses	0	No. of objections	0
Charlotte Street Association:	<p>A letter of objection on behalf of the Charlotte Street Association was received on 5/01/2024.</p> <p>The objection raised issues concerning:</p> <ul style="list-style-type: none"> • The private members' club detrimentally affecting the residential amenity (namely noise and disturbance) of those living nearby. • Unclear how the rear entrance to the premises will be used by the club. • Alterations to the listed building and these works having taken place before any application for planning permission was submitted. Uncertainty around any alteration/harm to historic fabric as a result of the internal alterations. • Implementation of opaque film across the shopfront, and this being inappropriate to the architectural character of the building and creating a dead frontage. <p><u>Officer's response:</u></p> <p><i>Residential amenity effects are assessed in section 6 of this report. Design and heritage effects are assessed in section 4 of this report.</i></p> <p><i>The main entrance to the private members' club would be from Percy Street. It is understood the rear entrance would only be used for servicing.</i></p> <p><i>The applicant has clarified the opaque film would only be in place during the construction period and would be subsequently removed. A condition is recommended requiring the removal of the opaque film prior to operation of the private members' club.</i></p>			

Site Description

The application site is a four storey Georgian terraced townhouse and forms part of a single terrace, located on the south side of Percy Street.

Many of the properties of this terrace accommodate retail or similar non-residential use at the ground floor.

The existing commercial unit comprising the ground and basement floors of the property were previously occupied by a hairdresser's salon.

The commercial unit has since been vacated by the hairdresser's salon. Within the past year, construction works have commenced to convert the ground and basement floors into a private members' club. The private members' club is not currently operating.

The subject building is one of a terrace of four houses that are Grade II Listed on the National Heritage List for England (No. 1113260).

The site is located in the Charlotte Street Conservation Area and within the boundaries of the Fitzrovia East Neighbourhood Plan.

Relevant History

The planning history for the application site can be summarised as follows:

8570250 - The installation of a new shopfront and closure of ground floor link between 6 & 7 Percy Street. As shown on drawing no:ES.10.03A revised 25th October 1985. **Granted 21/11/1985.**

PS9804841 - Change of use of the basement of No.6 and the basement and ground floors of No.7 from offices within Class B1 to use as a hairdressing salon within Class A1, as shown by Site Location Plan ME1. **Granted 22/10/1998**

PS9904061/ - Retention of works comprising the installation of a new shopfront, a new roof and air handling units to the rear news building and the installation of a extract duct to the rear elevation, as shown by drawing numbers 395/23D, /26.A, /62.B and acoustic report from Applied Acoustic Design dated 08th June 1999. **Granted 24/01/2000**

LS9805172/ - Retention of internal and external works comprising, repair and refurbishment of the interior of the building, a new shopfront, a new roof and air handling units to the rear mews building and the installation of an extract duct to the rear elevation, as shown by drawing numbers 395/01, /02, /03, /04, /05, /06, /07, /08, /08EX, /09.1, /10.H, /11, /12.EX, /12.C,/13.EX, /13, /16 rev.G, /19.J, /23D, /26.A, /28.F & 62.B. **Granted 24/01/2000**

2018/0795/P - Replace fully glazed shop front with timber stall riser and mullions. **Granted 20/04/2018**

Relevant policies

National Planning Policy Framework (2023)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **E1** Economic development
- **E2** Employment premises and sites

- **D1** Design
- **D2** Heritage
- **TC3** Shops outside of centres

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Employment sites and business premises (2021)

Charlotte Street Conservation Area Appraisal and Management Strategy (2008)

Fitzrovia Area Action Plan (2014)

Draft Camden Local Plan

The council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications, but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Assessment

1. The proposal

The application seeks to convert the ground floor and lower ground floor area from a hairdressers' salon to a private members' club.

At the ground floor, the proposed layout includes a lounge seating area with bar. The mezzanine floor would be used as a private lounge area.

At basement level, the layout includes a bar and lounge area, along with private lounges, storage, kitchen, AC/plant room, and toilet facilities.

The proposed internal works are generally limited to removing and replacing the modern interventions installed as part of the previous use (hairdressers' salon).

At basement level, the metal plasterboard ceiling would be removed to increase the floor to ceiling height. New partitions would be installed, along with a new plasterboard ceiling that would be installed at a reduced depth. A plaster cornice is to be installed around the perimeter of each room.

No external alterations are proposed.

The private members' club would operate 10:00 – 23:30 Monday – Saturday, and 11:00 – 23:30 Sundays.

Revisions

The following revisions have been made to the proposal:

- The opaque film at the front glazing would be removed and replaced with two vinyl logos, applied to the glass internally. Curtains would be installed behind the glazing to provide for privacy at the front elevation.

2. Assessment

2.1. The principal considerations material to the determination of this application are as follows:

- Land use
- Design and Heritage
- The impacts caused upon the residential amenities of any neighbouring occupier (Residential Amenity)

3. Land use

Loss of retail

3.1. Since the Camden Local Plan was last updated in 2017, the government has subsequently introduced changes to the Use Classes Order with the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. The legislation came into effect on 1st September 2020 (subject to certain transitional provisions) and introduces changes by way of a reclassification of the planning "use classes" of property. Of relevance to the subject application, the hairdresser's salon use previously classed as A1 until 31 August 2020, is classed as Class E since 1 September 2020.

3.2. While the shop is no longer formally designated as 'Class A1', as the Camden Local Plan policies are yet to be updated to reflect the Use Classes Order with the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, the shop will be interpreted as Class A1 for the purposes of assessment against any associated and relevant policies in the Local Plan.

- 3.3. TC3 (Shops outside of centres) aims to protect shops within Camden’s Town Centres and shops outside of centres.
- 3.4. Policy TC3 of the Camden Local Plan seeks to protect shops outside of centres. The site is located outside of a centre. Paragraph 9.26 of the Local Plan clarifies that scope for considering ‘shops’ is limited to ‘Use Class A1’. Use Class A1 included shops, retail warehouses, post offices, ticket and travel agencies, sale of cold food for consumption off premises, hairdressers, funeral directors, hire shops, dry cleaners, internet cafes. Therefore, Policy TC3 is relevant to the assessment of the application.
- 3.5. Policy TC3 states ‘Council will only grant planning permission for loss of a shop outside designated centres provided:
- alternative provision is available within 5-10 minutes’ walking distance;*
 - there is clear evidence that the current use is not viable; and*
 - within the Central London Area, the development positively contributes to local character, function, viability and amenity’*
- 3.6. A search of Google Maps shows there to be approximately 11 other hairdressers within a 5 – 10 minute walking distance of the application site (refer to Figure 1 below). Therefore it is considered there is adequate alternative provision for hairdressers in convenient access in the local area.

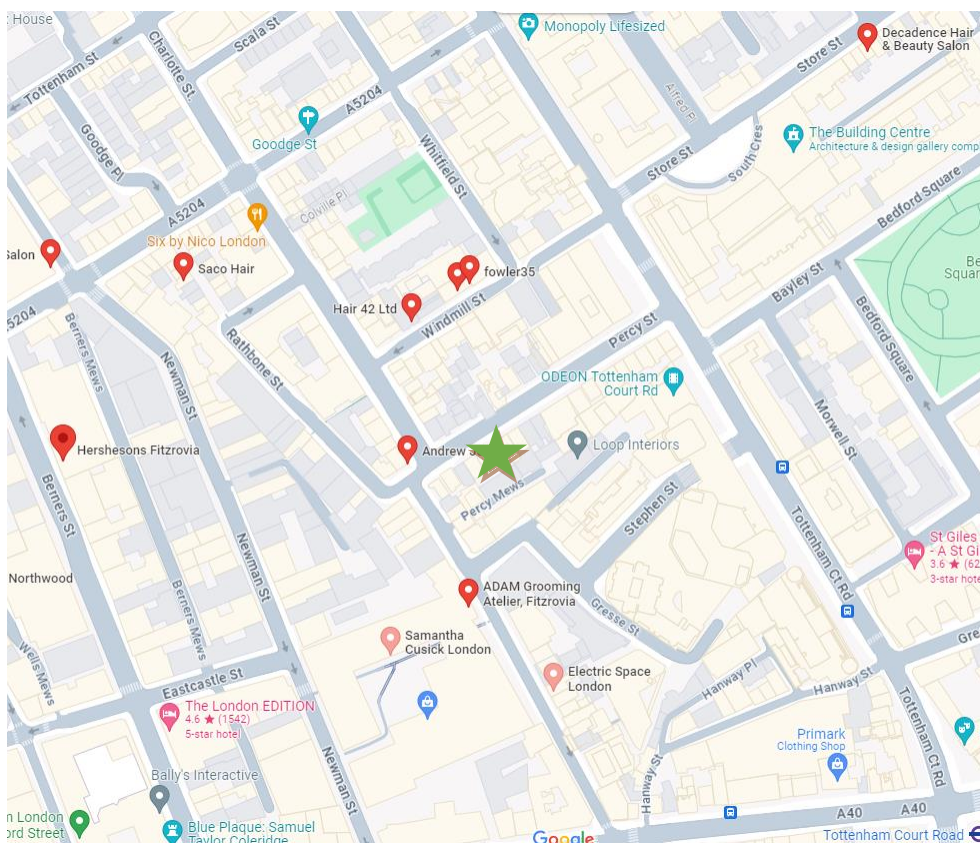


Figure 1: Map showing application site (star) and surrounding hairdressers

- 3.7. It is understood the unit was previously occupied by a hairdresser’s salon for a period of over 20 years, however the unit was vacated in 2022. The applicant has provided a marketing letter, prepared by CDJ Leisure (a London based property and advisory agency) who began marketing the hair salon on behalf of the previous tenant, in March 2022. While no specific details of the marketing have been provided, it is understood the marketing was undertaken in a discrete

manner, to avoid any potential damage to the previous tenant's brand and business which an open market exercise could involve. The marketing letter asserts that *'It quickly became apparent that continued of the building as A1/Retail use would be unviable, given the lack of foot traffic through Percy Street, and the abundance of, and in many cases vacant A1 retail premises in the local area. We understand that in addition to CDG Leisure, another property agency was similarly instructed and was likewise unable to attract interest which did not require a change of use'*.

- 3.8. The application site is located part way along Percy Street, where site visits indicate that there is significantly less foot traffic compared to the western and eastern ends of Percy Street (at the intersections of Charlotte Street and Rathbone Street, and Tottenham Court Road), where there is a greater concentration of retail uses and pubs/restaurants. Non-Class A1 uses are common along the mid-section of Percy Street, with the directly adjoining eastern unit at 8 Percy Street being non-Class A1 use. Properties on the opposite side of Percy Street are in non-Class A1 use. While the proposed loss of the Class A1 use at the application site could be interpreted as further undermining the retail function and existing retail offerings on Percy Street, this part of Percy Street already has a marked lack of retail offerings to such a degree that the loss of the Class A1 use at this site would not have a notable adverse effect on the wider retailing offering on this part of Percy Street. As such the loss of the Class A1 use at the application site is considered acceptable in terms of the ongoing viability of the town centre.
- 3.9. In terms of the proposed private members' club contributing to local character, function, viability and amenity, the use would continue to bring foot traffic and commercial activity within the town centre, albeit in a different form to a typical Class A1 use. While no details of the operating hours of the private members club have been provided, given the nature of this type of use, the club would more likely be busier during evening hours compared to daytime hours. The members club would therefore contribute to a stronger evening economy and diversify the range of active uses in the locality. It would continue to bring foot traffic to this part of Percy Street and would therefore support other businesses, in particular in the evening. The club would also have an employment function and support 6 full-time and 8 part-time staff, equating to 10 full-time equivalent positions.
- 3.10. Overall, the proposal would continue to provide employment at the site and have a use which encourages footfall to Percy Street and surrounding businesses. The change of use is in line with the objectives of the development plan as a whole, with particular regard to policies TC3, E1 and E2.

4. Design and Heritage

- 4.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policies D1 and D2 are relevant to the application: development should respect local context and character; preserve or enhance the historic environment and heritage assets; comprise details and materials that are of high quality and complement the local character; and respond to natural features.
- 4.2. With regard to the internal alterations, the works are limited to the removal of modern fittings associated with the previous use as a hairdressers' salon, and do not involve the alteration or removal of any historic fabric.
- 4.3. On the ground floor, within the original part of the building, historic panelling is retained with only existing modern fittings such as the lighting being replaced. The rear part of the building lies outside of the Georgian footprint and is a largely modern structure, sitting behind an older mews façade. The interior of this part of the building does not contribute to the special interest of the building.
- 4.4. In the basement areas of both properties, the basic outline of the plan form can still be read in number 7 but this has previously been removed in number 6. The partitions which were removed are more than likely non-original. The proposed arrangement better reveals the original plan form in number 7.

- 4.5. With regard to the external alterations, the only external alteration is the application of film to the shopfront window. Concerns were raised by officers regarding the application of the opaque film to the glazing, however the applicant has since confirmed that this film will only be in place for the construction period and would be removed at the completion of works. A condition of planning permission is proposed to secure the removal of the opaque film, prior to the operation of the private members' club commencing. The applicant has proposed for 2 x vinyl logos to be applied to the glass internally, which would serve as a form of advertising for the members' club. These two vinyls would be proportionate to the area of glazing and would only cover a modest area of the shopfront. Views through the glazing from the street would still be possible, albeit the applicant proposes to install curtains internally behind the glazing to serve as a means of privacy. The provision of the two logos and installation of curtains (internally) is considered to be an appropriate outcome in terms of maintaining an active shopfront and interactivity between the shopfront and the street, while ensuring the members' club is provided with a discreet means of privacy (curtains), which can be applied by the owner/operator at their discretion.
- 4.6. The Council's Conservation Officer has raised no objections to the proposals. Overall, the majority of the proposed works to the Grade II Listed building will not result in the removal of any historic elements of building fabric, and existing features that contribute to the buildings special architectural and historic interest will be preserved.
- 4.7. Externally the only visible change to the building from the public realm will be the addition of the vinyl logos at the shopfront glazing. These logos are non-obtrusive and have been appropriately designed such that the character and appearance of the Bloomsbury Conservation Area and setting of the listed building overall will be retained.
- 4.8. Special attention has been paid to the desirability of preserving the listed building and its setting or any features of special architectural or historic interest which it possesses, and to preserving or enhancing the character or appearance of the conservation area, under s.16, s.66 and s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

5. Transport

- 5.1. Policy T1 of the Local Plan seeks to promote sustainable modes of transport such as walking, cycling and public transport. Policy T2 requires all development to be car-free.
- 5.2. Policy T2 generally seeks to limit the availability of both off-street and on-street parking through legal agreements. This would prevent the business from obtaining business parking permits. The Council only issues business permits in extenuating circumstances, where there is a demonstrable business need. The nature of the proposed use means trips to it are most likely to be via public transport. The demand for business permits is therefore unlikely to be significant, and in any event, there would be no demonstrable business need for a private members' club to operate motor vehicles and as such a permit is unlikely to be issued. Therefore, the development would comply with policy T2 and a legal agreement would be disproportionate which cannot be justified in planning terms.
- 5.3. Given the constraints of the internal layout of the building, the ability to provide onsite cycle parking is limited. Noting the constraint of providing onsite cycle parking, taking into account the proximity of on-street cycle stands in the vicinity of the site, and also noting that a Santander cycle hire docking station is being relocated to the eastern end of Percy Street, the non-provision of on-site cycle parking is acceptable in the circumstances and it is also not considered necessary to secure an off-site contribution for cycle facilities in the road in lieu of on-site cycle parking in this case for the reasons as described above.

6. Amenity

- 6.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of residents. This includes factors such as noise, privacy, outlook, implications to natural light, artificial light spill, as well as impacts caused from the construction phase of development.
- 6.2. There are no significant changes to the envelope of the building that would result in any impacts in relation to loss of day/sunlight, increased overshadowing or loss of outlook to nearby properties. The change of use and proposed additional hours of operation could potentially increase opportunities of overlooking to the rear of the property. (from the mezzanine and ground floor). However, this is a dense environment in central London with many very well-established evening uses and commercial uses close to residential. The site is mainly surrounded by other commercial uses so the likelihood of harmful overlooking is minimal.
- 6.3. The noise report submitted with the application demonstrates the proposal is unlikely to have significant impacts on noise given the existing commercial characteristics of the area and the nature of the use. Notably, the club would only play low-level ambient music. The Council's Environmental Health Officer has reviewed the noise report and is satisfied the development would meet Camden's Local Plan 2017 guidelines with respect to noise, and is therefore acceptable in environmental health terms. The Environmental Health Officer has recommended conditions be applied should planning permission be granted, restricting music/voices being audible from any residential or noise sensitive uses, and restricting refuse collection from outside of 08:00-20:00 Monday to Friday and 10:00-18:00 on weekends and public holidays.
- 6.4. Notwithstanding that the private members' club would close before midnight and not operate in the early hours of the morning, in relation to the later evening opening hours, whilst it is important that residents and families in the area have respite from noise and disturbance, the expectation of amenity needs to be proportionate to the area in question – in this case a busy central London location that is in proximity to a number of other hospitality related businesses. The nature of the use by the private members' club also limits the possibility of excessive noise and disturbance from the use, when compared to a standard bar or other similar night-time use that is open to passing visitors. As such, a condition limiting hours of operation is expected to adequately control potential noise from the site.
- 6.5. Subject to the conditions set out above, the impacts of the change of use can be adequately managed to ensure there is no excessive noise and disturbance in line with policies A1 and A4 of the Local Plan.

7. Recommendation

7.1. Grant conditional Planning Permission

7.2. Grant Listed Building Consent

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 27th May 2024, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2023/3999/P
Contact: Brendan Versluys
Tel: 020 7974 1196
Email: Brendan.Versluys@camden.gov.uk
Date: 22 May 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Bornite Consulting Limited
62 St Georges Road
Bolton
BL1 2DD

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

6-7

**Percy Street
London
W1T 1DH**

DECISION

Proposal:

Change of use from hairdresser's (Class E) to private members' club (Sui Generis) (retrospective)

Drawing Nos: 065(01)000, rev B; 065(01)001, rev B; 065(01)100, rev B; 065(01)101, rev B; 065(01)110, rev B; 065(01)111, rev B; 065(01)200, rev B; 065(01)201, rev B; 065(01)210, rev B; 065(01)211, rev B; 065(02)100, rev B; 065(03)101, rev B; 065(03)102, rev B; 065(03)201, rev B; 065(03)202, rev B; 065(04)001, rev B; 065(04)100, rev B; 065(04)101, rev B; 065(05)100, rev B; 065(06)101, rev B; 065(06)102, rev C; Noise Impact Assessment prepared by AF Acoustics Ltd., 2044-AF-00001-03, 27/01/2024; Historic Building Assessment prepared by SDW Architectural Design, rev 2, 09/2023; Planning Statement prepared by SDW Architectural Design, rev 1, 09/2023

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 065(01)000, rev B; 065(01)001, rev B; 065(01)100, rev B; 065(01)101, rev B; 065(01)110, rev B; 065(01)111, rev B; 065(01)200, rev B; 065(01)201, rev B; 065(01)210, rev B; 065(01)211, rev B; 065(02)100, rev B; 065(03)101, rev B; 065(03)102, rev B; 065(03)201, rev B; 065(03)202, rev B; 065(04)001, rev B; 065(04)100, rev B; 065(04)101, rev B; 065(05)100, rev B; 065(06)101, rev B; 065(06)102, rev C;

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the first operation of the private members' club following the grant of this permission, the existing opaque film applied to the shopfront glazing shall be removed. No opaque film or similar material shall be applied to the shopfront glazing for the duration of the private members' club use.

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

- 5 No music nor loud voices emitted from the private members' club shall be audible at any residential or noise sensitive premises.

Reason: To ensure that the amenity of occupiers of the site and surrounding premises is not adversely affected by noise in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 No removal of refuse nor bottles / cans to external bins or areas at the development shall be carried out other than between the hours of 08:00 to 20:00 on Monday to Friday and 10:00 to 18:00 on Saturdays and at no time on Sundays and Public/Bank Holidays.

Reason: To ensure that the amenity of occupiers of the site and surrounding premises is not adversely affected by noise in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 7 The use hereby permitted shall not be carried out outside the following times 10:00 - 23:30 Mondays to Saturdays and 11:00 - 23:30 on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, A4 and TC4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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.
- 3 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.

- 4 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.

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 2023.

You can find advice about your rights of appeal at:

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

Yours faithfully

Chief Planning Officer

DRAFT

DECISION

Application ref: 2023/5008/L
Contact: Brendan Versluys
Tel: 020 7974 1196
Email: Brendan.Versluys@camden.gov.uk
Date: 17 May 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Bornite Consulting Limited
62 St Georges Road
Bolton
BL1 2DD

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
**6-7
Percy Street
London
W1T 1DH**

DECISION

Proposal: Internal alterations including removal of modern interventions and relocation of the existing glass staircase to the rear (ground floor), removal of modern interventions including partitions and plasterboard ceiling, and construct new partitions (basement)

Drawing Nos: 065(01)000, rev B; 065(01)001, rev B; 065(01)100, rev B; 065(01)101, rev B; 065(01)110, rev B; 065(01)111, rev B; 065(01)200, rev B; 065(01)201, rev B; 065(01)210, rev B; 065(01)211, rev B; 065(02)100, rev B; 065(03)101, rev B; 065(03)102, rev B; 065(03)201, rev B; 065(03)202, rev B; 065(04)001, rev B; 065(04)100, rev B; 065(04)101, rev B; 065(05)100, rev B; 065(06)101, rev B; 065(06)102, rev C; Planning Statement prepared by SDW Architectural Design, rev 1, September 2023; Historic Building Assessment prepared by SDW Architectural Design, rev 2, September 2023;

The Council has considered your application and decided to grant 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: 065(01)000, rev B; 065(01)001, rev B; 065(01)100, rev B; 065(01)101, rev B; 065(01)110, rev B; 065(01)111, rev B; 065(01)200, rev B; 065(01)201, rev B; 065(01)210, rev B; 065(01)211, rev B; 065(02)100, rev B; 065(03)101, rev B; 065(03)102, rev B; 065(03)201, rev B; 065(03)202, rev B; 065(04)001, rev B; 065(04)100, rev B; 065(04)101, rev B; 065(05)100, rev B; 065(06)101, rev B; 065(06)102, rev C;

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 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 2023.

You can find advice about your rights of appeal at:

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

Yours faithfully

Chief Planning Officer