

Your Ref: PP-13805813

07 March 2025

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

Dear sir or madam

Full Planning Application: The Met Building, 22 Percy Street, W1T 2BU

This Planning Application is being submitted by Avison Young in support of the Proposed Development at the Met Building, 22 Percy Street, W1T 2BU ('the Site'). The Application has been submitted online via the Planning Portal (ref. PP-13805813).

Full Planning Permission is sought for the following description of development

"Installation of external louvres at ground floor level"

Application Package

In addition to this Cover Letter, the application pack comprises the following documents:

- Application Form
- Planning Drawings, prepared by Peldon Rose
 - o Site Location Plan
 - o Existing Elevation
 - o Proposed Elevation

The planning application fee of £293.00 has been paid via the Planning Portal. This has been calculated in accordance with the Town and Country Planning (Fees for Application, Deemed Applications, Requests and Site Visits) Regulations 2012 (as amended) Category 10 (other operations – including external alterations) at £293.00 for each 0.1 hectare (or part thereof).

The Site and Background

The Site is comprised of a four-story building with an additional nine-storey tower element. The building falls entirely within Use Class E. It is currently occupied by a bank at ground floor and office use within the upper floors. It is located at the junction of Tottenham Court Road (east) and Percy Street (south) within the London Borough of Camden. The Site is bounded Windmill Street

to the north. There are two office entrances located along Percy Street. A service yard is accessed from Windmill Street to the north.

This application relates to the rear of the Site fronting onto Windmill Street.

The Site is not a listed building and is located outside of any designated Conservation Areas. However, it is surrounded to the north, west and south by the Charlotte Street Conservation Area and to the east by the Bloomsbury Conservation Area.

To the west of the service yard along Windmill Street is a commercial building in office use with retail on the ground floor (11-14 Windmill Street). The west of the building along Percy Street comprises 3 x Grade II listed terraces buildings (28-30 Percy Street). No. 28 Percy Street adjoins the Site and is in use as residential flats with a front and rear terrace at top floor level.

There are a number of other listed buildings in the vicinity of the Site including a number of properties opposite the Site on the south side of Percy Street, the Rising Sun Public House to the north of the Site and several other properties further west of 28-30 Percy Street along Percy Street (north and south side of Percy Street).

Planning History

We have undertaken a review of the Site's Planning History using LBC's online planning register.

The Site was constructed in the 1960's.

Planning permission (ref. 9000465) was granted in 1991 for *"extension and refurbishment of the entrance canopy to No. 22 Percy Street and the replacement of existing door to No. 27 Percy Street and together with the erection of a canopy and protective guard for outward opening doors"*.

Subsequently the Site underwent refurbishment in 2005. This was undertaken in two stages. First, planning permission (ref. 2005/2823/P) was granted for *"Change of use of part ground and basement floors from Class A1 (retail) to Class B1 (office), a new ground floor entrance on the Percy Street facade, and the extension of the plant screen at third floor roof level"*.

A second permission (ref. 2005/4558/P) was granted for *"Change of use from retail use (Class A1) to office use (Class B1) at ground floor (Percy Street frontage) and basement together with minor external alterations at ground floor level"*.

Most recently, planning permission (ref. 2021/3392/P) was granted in April 2022 for the following works:

Replacement of existing entrances and recessed second entrance; new terraces at first, second and fourth floors, with landscaping and green roofs; new enclosed glazed spiral staircase to rear; new structure to include plant area and ancillary facilities at fourth floor Podium roof west; alterations to plant equipment and enclosures at fourth floor Podium roof east; glazed roof extension on the tower roof with retractable roof and relocation of plant; cycle parking at basement, all to office (Class E).

Proposed Development

The Proposed Development seeks the installation of 2no. louvres at ground floor level of the Site's rear elevation. The Louvres are an operational requirement for the Site's prospective tenant.

For the avoidance of doubt, the Proposed Development does not include any new smell or noise producing machinery.

Policy Framework

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for the Site comprises:

- The London Plan (2021)
- Camden Local Plan (2017)

Both tiers of the development plan (as set out above) should be considered up-to-date for the purposes of paragraph 33 of the National planning Policy Framework (NPPF) (2024) and Regulation 10a of the Town and Country Planning (Local Planning) Regulations (2012).

The Site is not located within a Neighbourhood Plan area.

The NPPF sets out national planning policy. Planning Practice Guidance (PPG), an online resource, provides additional guidance on the interpretation of the NPPF. These do not form part of the Development Plan, but are a material considerations in the determination of planning applications.

Site Specific Policies and Designations

The Site is subject to the following area/ site specific planning policies, as shown on the Camden Local Plan Policies Map:

- Central London Area
- Fitzrovia
- Crossrail 2 safeguarding area

Planning Assessment

Policy D1 requires the Council to secure high-quality design in development. This includes respecting the local context and character of a development site, carefully integrating building services equipment and comprise materials that are of high quality and complement the local character.

It is proposed to install two louvered vents to the rear of the Site. For the avoidance of doubt, the proposed development does not propose any changes to the approved plant internal servicing strategy.

The proposed vents are located to the rear of the application Site, in an area which is characteristically 'back of house' and includes existing louvred vents. The proposed vents are required due to the operational needs of the incoming tenant. The overall character and aesthetic of the louvered vents will not have any detrimental impact on the Site or surrounding context, integrating the building services within an existing BOH space.

Taking the above into consideration, the proposed replacement vent is considered to maintain the overall design quality of the rear of the Site and therefore accords with Policy D1 of the Local Plan.

Conclusions



Therefore, we consider that the proposals comply with national planning policy, London plan policy, and local planning policies.

The planning application fee of £293.00 + £70.00 (inc. VAT) planning portal admin fee has been paid online via the Planning Portal (ref: PP-13805813).

We trust that this application pack contains sufficient information to validate the application on receipt and we look forward to receiving your decision within the target determination period. However, should you require any further information, please contact Tom Matheou (tom.matheou@avisonyoung.com).

Yours Faithfully,

A handwritten signature in cursive script that reads 'Avison Young'.

For and on behalf of Avison Young (UK) Limited