

Application ref: 2025/1539/L
Contact: Fast Track TY
Tel: 020 7974 2687
Email: Tony.Young@camden.gov.uk
Date: 29 May 2025

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/planning

LMBA Ltd
4 Hill View
Sevenoaks
TN15 8PS

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
32 Percy Street
London
W1T 2DE

Proposal:

External alterations involving the addition of external steel security bars to front basement windows and installation of trickle ventilation to single glazed replacement panel in rear lean-to rooflight. Various internal alterations, including application of mirrored solar film to internal face of shopfront windows; installation of partitions at ground and basement floor levels, timber panelled fire door at ground floor level, glazed partition with pivot door at 2nd floor level, timber communications cabinet at basement level, surface mounted roller blinds to all rooflights within existing rear elevation, ceiling mounted curtains to all front elevation windows, replacement of staircase carpets, surface mounted electrical fittings; and works of redecoration throughout.

Drawing Nos: (2513-)000 P1 to 005 P1 (inclusive), 006 P2, 007 P2, 008 P1, 009 P2, 010 P1 to 013 P1 (inclusive), 015 P1; Design & Access Statement (& Heritage Statement) from LMBA Ltd. (ref. 2513 P1) dated March 2025.

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: (2513-)000 P1 to 005 P1 (inclusive), 006 P2, 007 P2, 008 P1, 009 P2, 010 P1 to 013 P1 (inclusive), 015 P1; Design & Access Statement (& Heritage Statement) from LMBA Ltd. (ref. 2513 P1) dated March 2025.

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 Reason for granting listed building consent:

The host property is a 5-storey, mid-terrace Grade II listed building located on the north of Percy Street. The building's significance includes its architectural design and materials, plan form and evidential value as a C18th building with early C19th shopfront. Its townscape value includes the positive contribution which it makes to the character and appearance of the Charlotte Street Conservation Area in which it is situated.

The host building is currently in office use and the proposed alterations are intended to upgrade the existing office provision. The principal consideration material to the determination of this application is the impact of the proposal on the Grade II listed building and its features of special architectural or historic interest.

External alterations to install mild steel security bars to two front lightwell windows at basement level are noted as being the same in location, appearance, materials, scale and design to those permitted on the adjoining property at no. 31 Percy Street. Though no. 31 is not a listed building, it is very similar in appearance in townscape terms to no. 32, and as a consequence, the installation of similar bars to the listed host building is not considered to harm its significance or its townscape value.

The installation of trickle ventilation to a single glazed replacement panel in a lean-to rooflight above a 1980's constructed rear addition would have minimal impact on the historic character of the building.

Though the proposed application of mirrored solar film to the internal face of shopfront glazing at ground floor level is not especially sympathetic to the historic character of the site, it is noted as being a reversible alteration that has no impact on historic fabric, as well as, having fairly limited visual impact on the historic character of the building, while providing privacy and thermal benefits within the existing office accommodation.

The internal works are largely to parts of the building which have already been subject to alteration and do not result in the loss of plan form, spatial quality or historic fabric. The erection of metal framed glazed partitions within an C18th listed building is typically discouraged, but in this instance the partition is within an existing breach in the historic wall. It does not therefore result in the loss of any historic fabric and would not meaningfully alter what remains of the historic qualities of the room in visual terms.

The electrical works are of a minor nature which do not harm the legibility or fabric of historically significant elements of the building. The internal works of redecoration to walls and carpets do not require listed building consent, but nevertheless appear appropriate.

Overall therefore, the proposals would be sympathetic to the architectural and historic interest of the Grade II listed building and its' setting, and are considered to be acceptable.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

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 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2024.

- 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.
- 3 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).
- 4 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.

- 5 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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer