

Joaquin Dabezies
Cooley Architects
123 Aldersgate Street
London
EC1A 4JQ

Application Ref: **2015/3961/L**
Please ask for: **Matthias Gentet**
Telephone: 020 7974 **5961**

30 September 2015

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
35 Percy Street
London
W1T 2DQ

Proposal:

Removal and addition of internal stud walls following the reconfiguration of internal layout, installation of new kitchen and bathroom facilities and associated refurbishment at third floor level.

Drawing Nos: Email from Agent dated 25/09/2015; Design and Access/Heritage Statement RevC; [795-] ES-0X01 RevA; ES-0X02 RevA; ES-0X03 RevA; ES-0X04 RevA; EX-0X01 RevA; LY-0S00; LY-0X01 RevC; LY-0X02 RevA;

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 All new work and work of making good shall be carried out to match the original 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting listed building consent:

The residential unit at third floor level has been significantly altered over the years and has little significant or decorative fabric left within the upper floor. The historical layout from the centre towards the front of the residential unit has also been lost to various internal past reconfigurations including alterations to the ceiling which is now encroaching into the loft area.

The refurbishment will include the repairs of wooden floor board with reclaimed materials to match what is currently in place.

The proposal seeks to improve the relationship between the different rooms and enhance the use of the space available by re-instating as much as possible the new partitions back into their historical locations and carry out the relevant repairs.

The proposal has been amended over the course of the application's validation to retain and re-instate as much as the original layout as possible. This has been executed by reducing the size and layout of the bathroom area, thus conserving the existing hatch to the top of the stairs considered to be of special historical value.

The proposed works are considered to be acceptable and will not have a significant or detrimental impact upon the building's historic layout or historic fabric. The special architectural and historic interest of the building will be preserved as well as re-instated.

The site's planning history was taken into account when coming to this decision.

No representations were received as a result of 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan March 2015, consolidated with alterations since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy Framework.

- 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.

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 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment