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Our ref 14736/MH/KP/10161439v3

Dear Sir / Madam

1 Percy Street, London: Application for Listed Building Consent

On behalf of our client, C/L Percy Street C/O Warwick Avenue, we are pleased to submit this application for listed building consent to the London Borough of Camden in relation to the internal and external works at 1 Percy Street, London, W1T 1DB.

The descriptions of works proposed is:

"Internal (ground to fourth floor) and external alterations associated with the approved restaurant use of the building."

In support of this application we enclose:

- Relevant and duly signed application forms and ownership certificates;
- Design and Heritage Statement, provided below;
- Existing and proposed drawings (see Figure 1 at the back of this letter);
- Material and lighting specifications (See Figure 1 at the back of this letter);
- A copy of Historic England's listing details;
- A detailed schedule of works and materials; and
- Photographs of the interior of the building (taken shortly after the previous occupier left the premises).

Design and Heritage Statement

Background

1 Percy Street is a typical Georgian, terrace building located just off Oxford Street. It is part of a group listing, which includes 2 and 3 Percy Street, all of the properties are Grade II listed (List



Entry Number 1113258). Originally, the three buildings were four storey properties with basements. Each has now had various alterations at ground floor and shop level and, notably, 1 Percy Street has been extended by two floors (likely justified to mirror the height of the adjacent corner building).

All of the properties are in commercial use, reflecting the general character of this part of the Charlotte Street Conservation Area.

The building has historically been used as a restaurant; the most recent occupier was 'Bam Bou', which occupied the building for some 16 years but closed earlier this year. Due to the popular location of the property, a new tenant has since been found to occupy the building as a restaurant and naturally wishes to carry out works both internally and externally to bring the property back up to a suitable specification ready for the opening of "The House of Ho". The House of Ho is to be the internationally renowned chef Bobby Chinn's second restaurant in London, described as offering a modern spin on Vietnamese cuisine, with a fun, upbeat and vibrant setting..

Due to pressures on the tenant to get the restaurant open as quickly as possible, some of the works listed in this application have already started on site. We have been working with the tenant and project manager to include all works started and proposed this application for approval by Camden.

On review of the information provided to date, we confirm our view that, given the historic use of the building as a restaurant, the poor condition it was left in by the previous tenant and the poor quality ad hoc works undertaken by the previous occupier(s) over the years (a brief planning history is provided at Figure 2), the works proposed under this application will not harm the significance of the listed building and in practice will significantly improve its overall condition (particularly the interiors) and help to retain the original features which still exist both internally and externally.

Proposed works

A detailed list of the proposed works with commentary is provided in the accompanying schedule. Whilst this highlights whether the works are deemed to require consent or not, all have been included so that the council can have a complete picture of the works proposed in order to accommodate the new restaurant use:

Exterior:

- building to be re-painted white (eggshell)
- front door, railings and timber façade to be repainted; and
- replacement tiles (non-original).

Interior:

- all doors retained but, where not required, kept in a closed position and covered;
- replacement lighting;
- restoration of coving where required;
- new skirting where required (original retained);



- retention of original flooring and replacement cover flooring;
- like for like repairs to walls and joinery;
- new fixtures and fittings;
- removal of non-original partition walls where not required in new layout; and
- general redecoration throughout.

Relevant policy considerations

National

NPPF

The National Planning Policy Framework (NPPF) states that, when determining application, local authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them into viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to local communities, including economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

Where a development would cause less than substantial harm to the significance of a heritage asset, the harm should be weighed against the public benefits of the proposal, including securing optimum viable use.

Overall, it is our view that the majority of the works are to repair and make good the interiors and, in combination with the changes and alterations proposed (i.e. the removal of modern internal partitions and the repainting of the exterior (see accompanying schedule for a comprehensive description of the works proposed)), will result in significant enhancements to the interior and of the building and no harm to the exterior building; they will also improve the appearance and setting of both the neighbouring listed buildings and the Charlotte Street Conservation Area.

Development Plan

London Plan

The London Plan (Policies 7.8 and 7.9) requires that development should identify, value, conserve, restore, re-use and incorporate heritage assets, where appropriate. Development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Camden's adopted and emerging policies

The council's Core Strategy Policy CS14 (2010), Development Policies Document Policy DP25 (2010), and latest Draft Local Plan Policy D2 (2015) all relate to the conservation of Camden's heritage and seek to preserve and enhance listed building and conservation areas; and with particular reference to listed building listed buildings through the prevention of total or substantial



demolition, in appropriate changes of use which would cause harm to the buildings significance and not permitting development that would harm the setting of a listed building.

The majority of the works proposed to the interior of 1 Percy Street are for repair and maintenance and therefore do not technically require consent (however, for completeness they are included in the accompanying schedule so that that officers understand the full extent of the refurb works proposed for the new restaurant).

Where changes are being made, these are minor in nature and will either preserve or enhance the significance of the listed buildings, i.e. removal of modern partition walls, stripping of the bannisters and repainting of the front façade, particularly in light of the condition the property was left after its last tenant of 16 years.

Heritage Assessment

In accordance with the NPPF, applicants are required to assess the impact of any new development on any heritage assets affected, including any contribution made by their setting and *'the level of detail should be proportionate to the assets' importance and more than is sufficient to understand the potential impact of the proposal on their significance.'*

No. 1 Percy Street forms part of a group listing covering 1, 2 and 3 Percy Street and listed as Grade II in 1974. No. 1 Percy Street has been used as a restaurant by the previous tenant Bam Bou for 16 years and was, in the past and in its heyday, a very popular destination restaurant. The restaurant closed in August 2015 and the exterior and interior left very out dated and, in some instances inside the building, in disrepair (refer to the accompanying photographs). A new tenant has been found and is now in the process of bringing the building back to life via sympathetic repair, maintenance and refurbishment works.

As highlighted in the accompanying schedule of works there are a number of works proposed internally to the ground and up to the fourth floor. The majority of these works are classed as repair and maintenance, with only some requiring consent from the council.

Overall, given the relatively minor nature of these works in parallel to the general repair and maintenance works, the proposed development accords with the criteria set out in Camden's adopted and emerging policies of heritage conservation, which seek to preserve and protect Camden's historic environment.

The proposed works will result in a substantial improvement to the interiors of the property as all original features and fabric are to be retained and, where these are in poor condition and/or have been damaged by the previous occupier, will be repaired. The setting of the listed building in its own context and of neighbouring listed buildings and of the Charlotte Street Conservation Area will be much improved by the, albeit mostly through cosmetic changes proposed to the exterior.

The works will also enable the new high end restaurant tenant to occupy the listed building, bringing it back into a viable commercial use and once again opening it up to the public, avoiding any further neglect or on-going vacancy resulting in further disrepair.

The proposed works will better reveal and conserve the remaining original features and fabric of the heritage asset and are therefore in accordance with the relevant tests set out in the NPPF and compliant with relevant local policy criteria.



Nathaniel Lichfield
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We therefore consider that Listed Building Consent can indeed be granted for these non-contentious works.

We look forward to receiving your acknowledgement that this application has been registered and validated and any feedback that you may have. Should officers have any queries or require any additional information, please do not hesitate to contact either me or my colleague Sarah Fabes.

Yours faithfully



Kelly Phillips
Associate Director



Figure 1. Drawing Schedule & Specifications

Drawing No.	Drawing Title	Scale	Size
Percy Street OS Extract	Site Location Plan	N/A	A4
HoH Frontage	Proposed Site Frontage Image	N/A	N/A
Existing Plans and Elevations AMU Surveys			
12039	Existing Floor Plans and Elevations	1-50	A1
12039-1	Topographical Survey and Ground Floor Plan	1-50	A1
12039-2	Existing Basement Floor Plan	1-50	A1
12039-3	Existing First Floor Plan	1-50	A1
12039-4	Existing Second Floor Plan	1-50	A1
12039-5	Existing Third Floor Plan Mezzanine	1-50	A1
12039-6	Existing Third Floor Plan	1-50	A1
12039-7	Existing Fourth Floor Plan	1-50	A1
12039-8	Existing Roof Plan	1-50	A1
12039-9	Existing Front Elevation	1-50	A1
12039-10	Existing Rear Elevation	1-50	A1
Proposed Plans and Elevations Studio Minerva/Stone Force Group			
Ground Floor Bar	Proposed Ground Floor Bar Details	1-20	A3
Bar Clad Amendment	Proposed Ground Floor Bar Cladding	N/A	N/A
Floor 1 Minerva Bar	Proposed First Floor Bar Elevations and Plans	1-20	A3
Floor G GA – EM LTG	Proposed Lighting Ground Floor Plan	1-50	A3
Floor 1 GA – EM LTG	Proposed Lighting First Floor Plan	1-50	A3
Floor 2 GA – EM LTG	Proposed Lighting Second Floor Plan	1-50	A3
Floor 3 GA – EM LTG	Proposed Lighting Third Floor Plan	1-50	A3
15056	House of Ho Drawing Set	1-25	A1



15056 C-1001	Proposed Ground Floor General Arrangement	1-25	A1
15056 C-4002	Proposed Ground Floor Electrics	1-25	A1
15056 C-1003	Proposed Ground Floor Finishes	1-25	A1
15056 C-5004	Proposed Ground Floor Elevations	1-25	A1
15056 C-5005	Proposed Ground Floor Elevations	1-25	A1
15056 C-5006	Proposed Ground Floor Elevations	1-25	A1
15056 C-5007	Proposed 1 st Floor General Arrangement	1-25	A1
15056 C-4008	Proposed 1 st Floor RCP	1-25	A1
15056 C-1009	Proposed 1 st Floor Finishes	1-50	A3
15056 C-5010	Proposed 1 st Floor Elevations	1-25	A1
15056 C-5011	Proposed 1 st Floor Elevations	1-25	A1
15056 C-5012	Proposed 1 st Floor Elevations	1-25	A1
15056 C-5013	Proposed 1 st Floor Elevations	1-25	A1
15056 C-1014	Proposed 2 nd Floor General Arrangement	1-25	A1
15056 C-4015	Proposed 2 nd Floor RCP	1-25	A1
15056 C-1016	Proposed 2 nd Floor Finishes	1-25	A1
15056 C-5017	Proposed 2 nd Floor Elevations	1-25	A1
15056 C-5018	Proposed 2 nd Floor Elevations	1-25	A1
15056 C-5019	Proposed 2 nd Floor Elevations	1-25	A1
15056 C-5020	Proposed 2 nd Floor Elevations	1-25	A1
15056 C-1021	Proposed 3 rd Floor General Arrangement	1-25	A1
15056 C-4022	Proposed 3 rd Floor RCP	1-25	A1
15056 C-1023	Proposed 3 rd Floor Finishes	1-50	A3



15056 C-5024	Proposed 3 rd Floor Elevations	1-25	A1
15056 C-5025	Proposed 3 rd Floor Elevations	1-25	A1
15056 C-5026	Proposed 3 rd Floor Elevations	1-25	A1
15056 C-1027	Proposed 4 th Floor General Arrangement	1-25	A1
Proposed Lighting Ansell UK			
p325 – Stormloc IP65	Proposed Lighting Specifications	N/A	N/A
p374 – Encore LED Exit Sign	Proposed Lighting Specifications	N/A	N/A
p386 – Merlin LED EM downlight	Proposed Lighting Specifications	N/A	N/A



Figure 2. Planning History of 1 Percy Street

Application Number	Development Description	Decision
2012/2880/TC	6 tables, 18 chairs, 3 barriers, 2 umbrellas and 4 planters Monday to Sunday: 11:00 to 21:00	Refused 24-09-2012
2012/0594/L	Internal alterations involving repairs to the first floor ceiling	Granted 13-04-2012
LS9804228	The retention of three neon signs displayed behind the first floor windows and 4 uplighters attached at fascia level, as shown on one un-numbered A4 elevation.	Refused 04-12-1998
P9602979	Certificate of Existing Lawful Use for use of the whole building as a restaurant with ancillary kitchens, office, stores and staff rooms.	Granted 05-12-1996
230/P/1	A neon illuminated border to existing fascia to glow white.	Granted 07-06-1951