

Mr Alan Palmer  
Palmer Lunn Architects Ltd  
230 The Metal Box Factory  
30 Great Guildford Street  
London  
SE1 0HS

Application Ref: **2016/6850/L**  
Please ask for: **Matthias Gentet**  
Telephone: 020 7974 **5961**

21 March 2017

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**15 Percy Street**  
**London**  
**W1T 1DS**

Proposal:

Internal and external alterations to include the installation of a new shopfront, replacement of electrical and mechanical services, addition of partitions, doors and ceilings, new toilet facilities, refurbishment and repair of original fabric, infill of existing metal access hatch within forecourt following its removal to accommodate the installation of external decking, replacement of existing air conditioning units to rear ground floor roof, and new signage.

Drawing Nos: Design and Access Statement rev P03 (27/01/2016); External Lighting-Manufacturers Literature rev P02; Heritage Statement (27/01/2017); [PCY-PL] 001 rev P01, 002 rev P01, 003 rev P02, 004 rev P02, 005 rev P01, 006 rev P02, 007 rev P02, 008 rev P04, 009 rev P06, 010 rev P05, 011 rev P01, 012 rev P04, 013 rev P01, 014 rev P02, 015 rev P01.

The Council has considered your application and decided to grant Listed Building Consent subject to the following condition(s):

Conditions and Reasons:



- 1 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

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 and policy D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with policies of the London Plan 2016.

- 2 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 and policy D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with policies of the London Plan 2016.

- 3 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.

#### Informative(s):

- 1 Reasons for granting listed building consent:

The replacement of the existing timber frame shopfront (with entrance door to the left) with a timber frame shopfront with a central entrance, stall riser and divided glazing panels is considered acceptable as it retains the traditional commercial frontages in line with what is expected to be found in Percy Street. The new shopfront is sympathetic in terms of design and material used to the architectural merit of the property. It will not harm the setting of the host Grade II listed building.

The removal of metal access hatch currently in place within the forecourt is acceptable and would be reversible with the re-introduction of a grill or glazed floor in the future. Although its removal is welcome, the infilling of the opening will also remove the historical architectural design of the forecourt whereby the lightwell would have been physically defined and visually identifiable and providing some form of natural light to the lightwell which was eventually incorporated within the internal basement area. On balance, the proposed alterations will be an

improvement of the forecourt, and on balance, will be beneficial to the appearance of the front area.

The existing air condenser units (AC), located on the rear flat roof above the ground floor extension, are to be replaced with similar units and in the same location. This upgrade will have very little impact, if any, on the historical fabric of the property. The new AC units are therefore considered to be acceptable in terms of size, design and location, and will not harm the setting of the host listed building.

The internal refurbishment of the commercial unit would consist of the introduction of new reversible lightweight partitioning systems, general repairs to the historical fabric, new ceilings and services. The interior of the ground and lower ground floors retains very little of the historical details and features. As such, the proposed internal alterations would not result in significant loss to the original fabric or listed space of the lower part of the building, and would thus have a limited impact.

The proposed fascia sign consists of letters illuminated by 2no small spotlights which makes it a discrete feature above the shopfront. Although illumination would not be recommended in such sensitive location - being in a Conservation Area and on a Listed building, it is considered to be acceptable in this case and to preserve the appearance and character of the host building and surrounding area, and will not harm the setting of the host and adjacent Listed buildings.

The overall proposal is considered appropriate and sympathetic in terms of size, design, location and materials to be use, and will preserve and enhance the appearance and character of the host building, the conservation area and the front streetscape, and will not be harmful to the setting of the host and adjacent Listed buildings.

The site's planning and appeal history has been taken into account when coming to this decision. No comments were received following the statutory consultations.

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 (ERR) 2013.

As such, the proposed development 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 and policies D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with policies of the London Plan 2016.

You can find advice about your rights of appeal at:

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

Yours faithfully

Executive Director Supporting Communities

2016/6850/L

*David T. Joyce*

David Joyce  
Director of Regeneration and Planning