

Application ref: 2017/6060/P
Contact: Tony Young
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Date: 6 April 2018

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Nigel Bird Architects
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
20 Percy Street & 38 Tottenham Court Road
LONDON
W1T

Proposal: Installation of cast iron railings and extension of mosaic floor along front forecourt area on Percy Street.

Drawing Nos: (1562/-)100; 110, 111, 130, 131; 310 rev B, 311, 330 rev B, 331 rev A, 332 rev A, 333, 335 rev B, 336 rev A, 337 rev A, 338 rev A, 339 rev A, 340 rev A.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise

specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: (1562/-)100; 110, 111, 130, 131; 310 rev B, 311, 330 rev B, 331 rev A, 332 rev A, 333, 335 rev B, 336 rev A, 337 rev A, 338 rev A, 339 rev A, 340 rev A.

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reason for granting planning permission:

The proposal involves the installation of black-painted cast iron railings to the front entrance area to no. 20 Percy Street. The proposed railings would be approximately 1.6m in height and fixed to the top of new low concrete upstands (approximately 0.15m in height) that would enclose a entrance space measuring approximately 1.3m long x 2.5m wide. The railings would be made up of vertical balusters with decorative finials and spear railing heads that closely match those at several other properties in Percy Street, and as such, their introduction would be in-keeping with the general character and appearance within the street.

The proposal also involves the extension of mosaic floor along the front forecourt area on Percy Street to the corner of Tottenham Court Road. The mosaic would be a mix of coloured tiles (white, orange and blue) with an amber band and rose border to match the existing mosaic. The proposed materials are considered acceptable to this part of the forecourt and public highway which would remain accessible and unimpaired by the proposed works.

Concerns were initially raised with regards to the proposed installation of a front entrance gate as it would likely introduce an untypical and uncharacteristic addition in the context of the ground floor entrance to this listed building, a distinguishing and established pattern of other similar ground floor entrances being the absence of front gates. Following Council advice, the applicant removed the gate from the proposals.

Overall, the proposed alterations are considered to be appropriate in terms of design, scale, colour, method of fixing, location, and materials to be used. They are minor in nature, involving minimal intervention into the building fabric, and would have no adverse impact on any features of special architectural or historic interest. As such, the proposals would preserve the special architectural and historic interest of the Grade II listed building, and would not detract from the character and appearance of the Charlotte Street Conservation Area, in accordance with Council policies and guidelines, and are therefore 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 in relation to the proposals.

There are no amenity concerns given the location and minor nature of the proposal.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest as well as the conservation area, under s.66 and s.72 of the Planning (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 policies A1, D1 and D2 of the Camden Local Plan 2017, the Fitzrovia Area Action Plan 2014, the London Plan 2016, and the National Planning Policy Framework 2012.

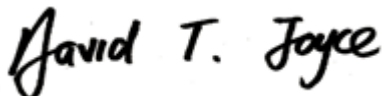
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 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).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully



David Joyce
Director of Regeneration and Planning