

Mr Adam Watts
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2 Riding House Street
London
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Application Ref: **2017/6321/L**
Please ask for: **Tony Young**
Telephone: 020 7974 **2687**

6 April 2018

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted and Warning of Enforcement Action

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

Proposal: Internal and external alterations in connection with the replacement of a solid internal partition at ground floor level with a partition containing a high level fixed glazed window, replacement of internal ground floor door with narrower timber door and opening to access window display area, installation of cast iron railings and extension of mosaic floor along front forecourt area on Percy Street; and display of signage.

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 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: (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: 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 principal consideration material to the determination of this application is the impact of the proposal on the Grade II listed building, its features of special architectural or historic interest.

The proposal involves: (1) the replacement of an unauthorised solid internal partition that sub-divides the ground floor commercial floorspace between nos. 20 Percy Street and 38 Tottenham Court Road with a partition containing a high level fixed glazed window in part of the partition. The bottom of the glazed window would align suitably with the top of the existing transom on the Percy Street elevation allowing for views in and out of the shopfront to be retained, as well as, preserving to some degree the impression and external visual appearance of a single Victorian corner retail unit. The method of fixing is not intrusive and is consistent with the reversible nature of a partition which in listed building terms is a temporary arrangement that allows the current sub-division of the shop space to operate in the way that it does.

(2) the replacement of an unauthorised internal ground floor door that accesses the window display area on Percy Street with a narrower timber access door and opening. Though a door opening would unlikely have been originally located in this position, the replacement with a slimmer door in a narrower opening with concealed hinge and absence of any architrave or surround, are considered to be acceptable alterations given the discrete and minor nature of the proposal, as well, as the recognition of the practical purpose for accessing the window display.

(3) 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.

(4) 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.

(5) display of signage, including 2 unauthorised non-illuminated fascia signs, installation of a retractable awning and vinyl lettering displayed inside the premises applied to clear glass band (all on Percy Street elevation), and a non-illuminated hand-painted/etched sign on corner of Percy Street and Tottenham Court Road. The proposed retractable awning would be approximately 1.1m long by 4m wide and would be made of a traditional canvas fabric. The awning would extend forward from an existing awning box by means of trellis arms positioned on either side. The awnings would be fixed appropriately at fascia level and would be approximately 3m in height above pavement level and 5m from the edge of the pavement when fully extended.

Concerns were initially raised with regards to proposals to display an illuminated fascia sign above the entrance door to no. 20 Percy Street given that this would historically be read as a residential entrance (as it is currently) and any signage introduced here would appear incongruous with this appearance as it would read visually as an extension of the retail use further into Percy Street. Concerns were also 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 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 sign and gate from the proposals.

Overall, the proposed alterations (1 & 5 above) are considered to be appropriate in terms of design, scale, colour, method of fixing, location, materials to be used, and absence of illumination. They are minor in nature, involving minimal intervention into the building fabric, and have no adverse impact either internally or externally 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.

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 proposal is in general accordance with policies A1, D1, D2 and D4 of the Camden Local Plan 2017, the Fitzrovia Area Action Plan 2014, the London Plan 2016, and the National Planning Policy Framework 2012.

2 WARNING OF ENFORCEMENT ACTION TO BE TAKEN

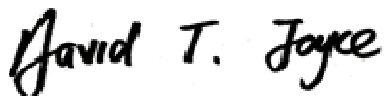
The existing unauthorised solid internal partition (which sub-divides the ground floor commercial floorspace between nos. 20 Percy Street and 38 Tottenham Court Road) and the internal ground floor door and opening (which provides access to the window display area on Percy Street) are considered to be harmful to the special interest of the listed building and enforcement action may be taken alleging a breach of planning control in relation to these should these unauthorised alterations not be replaced as set out in accordance with this approval within 3 months of the date of this listed building consent being granted.

- 3 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.
- 4 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).
- 5 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



David Joyce
Director of Regeneration and Planning