

London Borough of Camden
Planning and Environment Department
5 Pancras Square
London
N1C 4AG

31 August 2018

Ref: FW/128

Your Ref: PP-07246299

Dear Sirs

Applications for Planning Permission and Listed Building Consent:- 3 and 4 Percy Mews, London, W1

We write on behalf of our client, Percy Village Limited, to submit applications for planning permission and listed building consent for proposed works to nos. 3/4 Percy Mews.

The site

No. 3-4 Percy Mews is situated on the north side of the mews, to the rear of 3 and 4 Percy Street. The building is located between no. 2 Percy Mews to the west and 5 Percy Mews to the east.

Percy Mews is accessed from Rathbone Place which is immediately to the west.

The property is a two-storey mews building that was rebuilt in 2000 and provides residential accommodation at ground and first floor level.

Listed building consent

We understand, from the planning history, that the Council considers the mews buildings to be Grade II listed as they fall within the curtilage of nos. 3 and 4 Percy Street. However, Historic England Guidance states that listed building consent is only required in the following circumstances:-

- If an object is fixed to the principal building in such a way that it would be considered a fixture in the usual land-law sense (i.e. would be conveyed with the property on sale unless expressly excluded), it would be protected by the listing.

- Any structure fixed to the building (however large, including whole other buildings) will be protected if it was ancillary to the principal building at the date of listing (or possibly at 1 January 1969 for list entries that pre-date).

- Any pre-1948 building that was in the curtilage of the principal building at the date of listing (or possibly at 1 January 1969 for list entries that pre-date) is protected provided it is fixed to the land and is ancillary to the principal building.

In our view, as the building was rebuilt in 2000, it was therefore not ancillary to the principal building at the date of listing. As a result, in accordance with Historic England Guidance, listed building consent should not be required to works to the mews buildings.

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However, despite our view that listed building consent is not required, in order to avoid this application being made invalid upon submission, we have submitted an application for listed building consent in addition to an application for planning permission.

Proposals

The proposed works include the erection of a mansard roof at second floor level to the existing building to create an additional residential unit.

Planning permission is therefore sought for:-

“Erection of a mansard roof extension to create a two bedroom residential unit and associated works”

The proposed flat will comply with the London Plan 2016 ‘minimum space standards for new dwellings’.

Planning and listed building consent Application Submission

We submit the following information via the Planning Portal (Ref: PP-07246299) as part of this application submission:-

- 1) Covering Letter
- 2) Application forms
- 3) Certificate of ownership (Certificate B)
- 4) Planning Statement
- 5) Existing and proposed plans, sections and elevations
- 6) Photographic survey
- 7) Visuals
- 8) Design and Access Statement
- 9) Heritage Statement
- 10) CIL Questions

We look forward to discussing the application proposals with you and receiving confirmation that the package has been received and validated.

Should you require any further details in respect of this application submission please contact us on 01295 711 928.

Yours faithfully

Forward Planning and Development

Forward Planning and Development Limited