

Application ref: 2018/0078/L
Contact: Charles Rose
Tel: 020 7974 1971
Date: 6 December 2018

Development Management
Regeneration and Planning
London Borough of Camden
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Built Heritage Consultancy
64 Great Titchfield Street London W1W 7QH United
Kingdom

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
4 Percy Street
LONDON
W1T 1DF

Proposal:
Internal alterations at third floor level only, including removal of partition walls.
Drawing Nos:
Location Plan; 291-001 A; 291-002;
291-005 B; 291-006 A; 291-007 B.

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:

Location Plan; 291-001 A; 291-002;
291-005 B; 291-006 A; 291-007 B

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 Listed building consent is sought for minor internal alterations to the third floor of this grade II listed building. The proposal seeks to remove partitions to open up the floor plan. There is a former partywall link and corridor with the adjoining building at no. 5 Percy Street .This is a now blocked and the proposal would remove the modern partition forming the corridor and return the large rear room to its original form. A single door opening would be created linking the large front room.

Part of the partition from the large rear room and the rear anti room would be removed. This would match a similar opening to the rooms at the front of the property. The plan form would be retained through the sufficient retention of part of the wall, nibs and downstands. The existing door in this wall would be relocated to the access the large rear room.

The proposals have been amended during the course of the application to reduce the impact on the historic plan form. As a result the scheme overall the proposal would preserve the significance of the listed building.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.16 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) Framework.2013.

As such, the proposal is in general accordance with policies D2 of the London Borough of Camden Local Plan. The proposed development also accords with policy 7.8 of the London Plan 2016 consolidated with amendments since 2011, and paragraphs 14, 17 and 126-141 of the National Planning Policy

- 2 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).

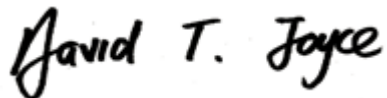
- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 Noise from demolition and construction works is subject to control 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning