

Application ref: 2019/2088/P
Contact: Matthew Dempsey
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Date: 1 August 2019

Development Management
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Planning Potential Ltd.
Magdalen House
148 Tooley Street
London
SE1 2TU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
34 Percy Street
London
W1T 2DG

Proposal:
Creation of doorway to rear at first floor and replacement rooflight to flat roof.
Drawing Nos: Site Location Plan, 085_100 LBC5, 085_200 LBC7, 085_300 LBC3,
085_301 LBC3, Planning Heritage Design and Access Statement.

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

Condition(s) and Reason(s):

- 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 policies 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 Site Location Plan, 085_100 LBC5, 085_200 LBC7, 085_300 LBC3, 085_301 LBC3, Planning Heritage Design and Access Statement.

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

- 4 The flat roof to the rear of the property with emergency access hereby approved shall at no time be used as amenity space.

Reason: In order to protect the amenity of neighbouring occupiers and residents in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 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 Reasons for granting planning permission:

All works relate to the rear of the property, there are no proposed alterations visible from the public realm. The proposed fire door to be installed at first floor level will provide safe access to the existing flat roof in the event of an emergency evacuation of the property. Currently the only door to exit the property is via the ground floor front, and given the property is over 5 storeys it is considered appropriate to provide an alternative means of escape.

The proposed door shall be Accoya timber, painted white to match other fenestration of the property. It shall benefit from a Cast Iron handrail, painted black in a traditional style to suit the vernacular of the host property and neighbouring houses. A new brick arch shall be constructed above the door to match the other openings on the rear elevation.

The installation of the new fire door in this position has the added benefit of the removal of two A/C units which were in place previously. If these units are to be re-instated a new application would be required; reinstatement is not part of this application.

The proposed replacement walk on roof light is considered an improvement on the existing plastic pyramid style. The existing roof light is in a poor state of repair and the new walk on roof light will improve safe access in the event of an emergency evacuation. The existing opening shall be utilised and no new opening is required for installation.

There was some concern about the potential for the fire escape to be utilised as a means of access to new amenity space on the existing flat roof, particularly with a walk on roof light being proposed, and the impact that this may have on any adjoining occupiers. However; the design and access statement makes it clear that the purpose of the new doorway is for a fire escape and maintenance only, therefore; a condition has been added to the decision notice to ensure this is adhered to by any future occupiers.

The proposed works will not harm neighbouring amenity, the special interest of the grade II listed building or the character and appearance of the Charlotte Street Conservation Area.

The proposal was advertised in the press and by site notice. No objections have been received during consultation.

The site's planning history was taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area and special interest of the listed building, under s.66 and 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 proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

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 2019.

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, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer