

Application ref: 2020/0101/P
Contact: Antonia Powell
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Date: 19 May 2020

Development Management
Regeneration and Planning
London Borough of Camden
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MXN Architecture
32 Hertford Road
London
N2 9BU
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
2 Percy Street
London
W1T 1DD

Proposal:

Internal alterations and shop fit-out at ground and basement levels. Installation of air-conditioning condenser units to rear of property.

Drawing Nos:

Site plan/location plan;

Existing drawings 1.1 to 1.4;

Proposed drawings 2.1 to 2.15

Demolition drawings 3.1 to 3.3;

Door and window details 4.1 to 4.10;

Furniture joinery details 7.1 to 7.18;

MEP drawings 5.1 to 5.8;

Design and Access Statement by RJS Planning dated January 2020;

Heritage Statement by DGC - Architectural and Historic Buildings Consultants dated 22nd Nov 2019;

Noise Impact Assessment by Accon UK dated 11th Nov 2019

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 policy D1 [and D2 if in CA] 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 plan/location plan;
Existing drawings 1.1 to 1.4;
Proposed drawings 2.1 to 2.15
Demolition drawings 3.1 to 3.3;
Door and window details 4.1 to 4.10;
Furniture joinery details 7.1 to 7.18;
MEP drawings 5.1 to 5.8;
Design and Access Statement by RJS Planning dated January 2020;
Heritage Statement by DGC - Architectural and Historic Buildings Consultants dated 22nd Nov 2019;
Noise Impact Assessment by Accon UK dated 11th Nov 2019.

Reason:

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

- 4 Fixed Plant Noise. The cumulative sound level from the proposed external building services and fixed plant shall be 10dB below (15dB if tonal) to the background sound level assessed at 1m outside the windows of the nearest affected dwelling at any time. The proposed plant shall be installed and constructed to ensure compliance with the limits and mitigation measures identified in the Accon UK Noise Impact Assessment (Ref: A3787/N/001)

Reason: To ensure that the amenity of occupiers of the surrounding premises is not adversely affected by noise from mechanical installations/ equipment, in accordance with Policy A4 of the 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 permission. [Delegated]

No. 2 Percy Street is part of a terrace of 3 houses with later shops and dates from 1764-1770. They are Listed Grade II and are within the Charlotte Street Conservation Area. The listing description states that the interior was not inspected but noted to retain hall with dentil cornice. Open tread stair with foliated wrought-iron balusters and wreathed wooden handrail. These historic details are not within the demise of the retail unit which has been stripped of original details. The earlier shop front has been replaced with a plain glazed frontage sometime during the late 20th century.

This scheme seeks to upgrade and strengthen the interior of the shop unit and basement. Included with these works are the replacement of a 20th century timber stair of no architectural merit and the installation of air condition units on the rear roofscape. These works are not considered to cause harm to the retained historic fabric of significance and as such the application is supported.

The Planning Authority's Environmental Health officer has included a condition requiring housing for the air conditioning units to ensure the sound attenuating measures are sufficient to comply with Camden's requirements.

The proposals cause no harm to the special interest of the grade II listed building, the character and appearance of the Charlotte Street Conservation Area, or to neighbourhood amenity.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received as a result of the press or site notices. Bloomsbury Conservation Area Advisory Committee was consulted but did not respond.

Special regard has been attached to the desirability of preserving the Grade II listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Charlotte Street Conservation Area, under

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 proposed development is in general accordance with policies A1, D1, D2 and D4 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

- 4 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

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', written in a cursive style.

Daniel Pope
Chief Planning Officer