

Application ref: 2020/0707/L
Contact: Antonia Powell
Tel: 020 7974 2648
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
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent 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;

M00310-200-01/02;

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;

Letter dated 23/04/2020 from Jon Moxon Architects confirming structural strategy and details of window and housing for air handling units.

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:

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;
M00310-200-01/02;
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;
Letter dated 23/04/2020 from Jon Moxon Architects confirming structural strategy and details of window and housing for air handling units.

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 Reasons for granting listed building consent:

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 up grade 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.

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 do not cause harm to the special interest of the grade II listed building or to the character and appearance of the Charlotte Street Conservation Area.

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.

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.

- 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.

- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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



Daniel Pope
Chief Planning Officer