

Application ref: 2019/4241/P  
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Date: 28 August 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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Brunel Planning  
51 Queens Road  
Tunbridge Wells  
TN4 9LZ  
Kent

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**30 Percy Street**  
**London**  
**W1T 2DB**

#### Proposal:

External alterations including replacement rear extension at ground floor and basement level with roof terrace above, change of use of existing flat (Class C3) at second and third floor level to office space (Class B1a) and use of basement level as social enterprise space.

Drawing Nos: 1808-SP-P-00-MF-01-03, 1808-SP--DR-A-P-25-XX-01-01-P01, 1808-SP--DR-A-P-26-XX-01-01-P01, 1808-SP--DR-A-P-26-XX-01-02-P01, 1808-SP--DR-A-D-20-0G-01-01-P01, 1808-SP--DR-A-D-20-0R-01-01-P01, 1808-SP--DR-A-D-20-01-01-01-P01, 1808-SP--DR-A-D-20-02-01-01-P01, 1808-SP--DR-A-D-20-03-01-01-P01, 1808-SP--DR-A-D-20-B1-01-01-P01, 1808-SP--DR-A-D-25-XX-01-01-P01, 1808-SP--DR-A-D-26-XX-01-01-P01, 1808-SP--DR-A-D-26-XX-01-02-P01, 1808-SP--DR-A-E-20-0G-01-01-P01, 1808-SP--DR-A-E-20-0R-01-01-P01, 1808-SP--DR-A-E-20-01-01-01-P01, 1808-SP--DR-A-E-20-02-01-01-P01, 1808-SP--DR-A-E-20-03-01-01-P01, 1808-SP--DR-A-E-20-B1-01-01-P01, 1808-SP--DR-A-E-25-XX-01-01-P01, 1808-SP--DR-A-E-26-XX-01-01-P01, 1808-SP--DR-A-E-26-XX-01-02-P01, 1808-SP--DR-A-P-20-0G-01-01-P01, 1808-SP--DR-A-P-20-0R-01-01-P01, 1808-SP--DR-A-P-20-01-01-01-P01, 1808-SP--DR-A-P-20-02-01-01-P01, 1808-SP--DR-A-P-20-03-01-01-P01, 1808-SP--DR-A-P-20-B1-01-01-P01, 1808-SP-01-DR-A-P-00-XX-01-01, Planning Statement dated 16/08/2019, SPPARC DAS dated 19/08/2019, Daylight and Sunlight Assessment dated 16/04/2019, Plant Noise Impact Assessment dated 17/12/2018, KMHeritage Statement August 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 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: 1808-SP-P-00-MF-01-03, 1808-SP--DR-A-P-25-XX-01-01-P01, 1808-SP--DR-A-P-26-XX-01-01-P01, 1808-SP--DR-A-P-26-XX-01-02-P01, 1808-SP--DR-A-D-20-0G-01-01-P01, 1808-SP--DR-A-D-20-0R-01-01-P01, 1808-SP--DR-A-D-20-01-01-01-P01, 1808-SP--DR-A-D-20-02-01-01-P01, 1808-SP--DR-A-D-20-03-01-01-P01, 1808-SP--DR-A-D-20-B1-01-01-P01, 1808-SP--DR-A-D-25-XX-01-01-P01, 1808-SP--DR-A-D-26-XX-01-01-P01, 1808-SP--DR-A-D-26-XX-01-02-P01, 1808-SP--DR-A-E-20-0G-01-01-P01, 1808-SP--DR-A-E-20-0R-01-01-P01, 1808-SP--DR-A-E-20-01-01-01-P01, 1808-SP--DR-A-E-20-02-01-01-P01, 1808-SP--DR-A-E-20-03-01-01-P01, 1808-SP--DR-A-E-20-B1-01-01-P01, 1808-SP--DR-A-E-25-XX-01-01-P01, 1808-SP--DR-A-E-26-XX-01-01-P01, 1808-SP--DR-A-E-26-XX-01-02-P01, 1808-SP--DR-A-P-20-0G-01-01-P01, 1808-SP--DR-A-P-20-0R-01-01-P01, 1808-SP--DR-A-P-20-01-01-01-P01, 1808-SP--DR-A-P-20-02-01-01-P01, 1808-SP--DR-A-P-20-03-01-01-P01, 1808-SP--DR-A-P-20-B1-01-01-P01, 1808-SP-01-DR-A-P-00-XX-01-01, Planning Statement dated 16/08/2019, SPPARC DAS dated 19/08/2019, Daylight and Sunlight Assessment dated 16/04/2019, Plant Noise Impact Assessment dated 17/12/2018, KMHeritage Statement August 2019.

Reason:

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, and A1 of the London Borough of Camden Local Plan 2017.

- 5 Before the use commences, the air-conditioning plant shall be provided with acoustic isolation, sound attenuation and anti-vibration measures in accordance with the scheme approved in writing by the local planning authority. All such measures shall thereafter be retained and maintained in accordance with the manufacturers' recommendations.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy G1, A1, A4, D1, CC1 of the London Borough of Camden Local Plan 2017.

- 6 The cycle storage space as shown on the approved basement plan shall provide a minimum of 2 cycle parking spaces at the site. The facility shall be provided in its entirety prior to the first occupation of the site, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the Camden Local Plan 2017.

- 7 The proposed roof terrace hereby approved shall only be accessed between the hours of 09:00 and 18:00 Monday to Friday and not at all on weekends and bank holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 8 Prior to commencement of use of the roof terrace, details of the approved privacy screen shall be submitted to and approved in writing by the local planning authority.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 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 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.
- 4 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

