

Application ref: 2019/4517/L
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Brunel Planning
51 Queens Road
Tunbridge Wells
TN4 9LZ
Kent

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
30 Percy Street
London
W1T 2DB

Proposal:

Internal and external alterations including replacement rear extension at ground floor and basement level with roof terrace above, change of use of 3 bed 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, KMHeritage Statement August 2019.

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: 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, KMHeritage Statement August 2019.

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.

- 4 Prior to the commencement of the relevant parts of the works, full details of all service runs, to include but not limited to, air handling, lighting, IT, plumbing and heating shall be submitted to and approved in writing by the Local Planning Authority. No pipes, trunking or service runs shall be surface mounted within the staircase or principal rooms to the ground, first and second floors.

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.

- 5 Prior to the commencement of the relevant parts of the works, full details of any works to the floors, to include lifting, relaying, cleaning existing stone and timber floors along with details of any stone stair treatment shall be submitted to and approved in writing by the Local Planning Authority.

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 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 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.
- 3 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.
- 4 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.
- 5 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Director of Economy, Regeneration and Investment