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31 August 2020  
FAO Antonia Powell and Patrick Marfleet

Dear Sir/ Madam

## **30 Percy Street, W1T 2DB – Planning and Listed Building Application for Proposed Works**

We are submitting planning and listed building applications on behalf of our clients, Skagen Property Limited, for works proposed at 30 Percy Street, W1T 2DB.

The current proposals have two key elements:

1. Sensitive reinstatement of the residential apartment to existing second and third floors, with reference to the spirit of the historic form in order to repair the harm caused to the property by the unauthorised residential works; and
2. Works to meet with associated fire and building regulation statutory requirements including both internal works and the introduction of a new rooflight and changes to the existing rooflights to the third floors.

This new application for Planning and Listed Building consent has been prepared to seek consent for alterations to 30 Percy Street. Whilst planning and listed building consent has already been granted for more significant planning and listed building works to the building (application approved on 28/08/20), this new application has been prepared on the basis of the existing state of the premises, i.e. in the scenario that the recently consented planning and listed building applications (Ref 2019/4241/P and 2019/4517/L) above is not implemented.

The reason for this new application is to give our client an understanding of the works necessary to reinstate the residential use on the second and third floors and an understanding of their acceptance to the planning and heritage officers at LB Camden.

This reinstatement of the residential use needs to be undertaken in such a way as to be compliant with the necessary building control regulations and fire safety standards for mixed office and residential uses. It is our current understanding that the existing use of the second and third floors for residential would not comply with these standards.

Therefore, this new planning and listed building application sets out details of the proposed works to the building to accommodate a residential unit in the second and third floors of the building.

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Permission is being sought for these physical works. The land use of the second and third floor for residential use does not require planning permission.

Full details and justification for the proposed works are set out in the accompanying plans and supporting documents including:

- Design and Access Statement – Prepared by SPPARC Architects
- Heritage Statement – Prepared by KM Heritage
- Planning Statement – Prepared by Brunel Planning
- Fire Strategy Report – Prepared by Magnus Opifex Ltd
- Planning and Listed Building Consent application forms
- Site Location Plan
- Existing and proposed plans, elevations and sections

It should be noted that a number of these reports were drafted in February/ March 2020. The date of these reports has not been changed, as they remain valid, but that the submission of this application was delayed pending the signing of the S106 for the previous application (Ref 2019/4241/P and 2019/4517/L) which was completed on 28 August 2020.

This application for planning and listed building consents follows over a year of discussions with planning and conservation officers on the wider proposals for the site. A number of meetings, site visits and workshops were held with Antonia Powell and Patrick Marfleet over the past year.

If you have any questions, please contact Julia Chowings (0788 1952956) or Rory Joyce (07771 898315).

Yours sincerely



Rory Joyce  
Principal  
Brunel Planning

CC      Louisa Mann – Skagen Property Limited  
         Andy Fuller – Skagen Property Limited  
         Katie Davidson – Skagen Property Limited  
         Trevor Morriss – SPPARC Architects

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