

Application ref: 2020/4759/L
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Brunel Planning
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 to incorporate fire safety measures including installation of 3 rooflights and re-configuration of existing 3 bed flat.

Drawing Nos:

1808 SPP 01 DR A E 20 00 XX 01 01, 1808-SP-01-DR-A-E-20-0G-01-01, 1808-SP-01-DR-A-E-20-0R-01-01, 1808-SP-01-DR-A-E-20-01-01-01, 1808-SP-01-DR-A-E-20-02-01-01, 1808-SP-01-DR-A-E-20-03-01-01, 1808-SP-01-DR-A-E-20-B1-01-01, 1808-SP-01-DR-A-E-25-XX-01-01, 1808-SP-01-DR-A-E-26-XX-01-01, 1808-SP-01-DR-A-P-00-XX-01-01, 1808 SPP 01 DR A P 200 G 01 01, 1808 SPP 01 DR A P 20 0R 01 01, 1808?SPP 01 DR A P 20 01 01 01 02, 1808 SPP 01 DR A P 20 02 01 01 02, 1808?SPP 01 DR A P 20 03 01 01 02, 1808 SPP 01 DR A P 20 B1 01 01 02, 1808 SPP 01 DR A P 25 XX 01 01, 1808 SPP 01 DR A P 26 XX 01 01 02, 1808 SPP 01 DR A P 26 XX 01?02 02, DAS dated 09/03/2020, Heritage Statement dated February 2020, Fire Strategy report

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 SPP 01 DR A E 20 00 XX 01 01, 1808-SP-01-DR-A-E-20-0G-01-01, 1808-SP-01-DR-A-E-20-0R-01-01, 1808-SP-01-DR-A-E-20-01-01-01, 1808-SP-01-DR-A-E-20-02-01-01, 1808-SP-01-DR-A-E-20-03-01-01, 1808-SP-01-DR-A-E-20-B1-01-01, 1808-SP-01-DR-A-E-25-XX-01-01, 1808-SP-01-DR-A-E-26-XX-01-01, 1808-SP-01-DR-A-P-00-XX-01-01, 1808 SPP 01 DR A P 200 G 01 01, 1808 SPP 01 DR A P 20 0R 01 01, 1808?SPP 01 DR A P 20 01 01 01 02, 1808 SPP 01 DR A P 20 02 01 01 02, 1808?SPP 01 DR A P 20 03 01 01 02, 1808 SPP 01 DR A P 20 B1 01 01 02, 1808 SPP 01 DR A P 25 XX 01 01, 1808 SPP 01 DR A P 26 XX 01 01 02, 1808 SPP 01 DR A P 26 XX 01?02 02, DAS dated 09/03/2020, Heritage Statement dated February 2020, Fire Strategy report

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

- 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 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) New joinery including typical sections
- b) Any works to the floor level at first floor including sections
- c) Details of any new carpet fixing to the staircase
- d) Details of all upgrading works for fire protection including the proposed modifications to the rear windows on the main staircase and a schedule of any joinery proposed for replacement.
- e) Details of all new service runs including the fire protection system, particularly showing how they are to be incorporated into the building fabric.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The current application seeks to make a series of internal alterations to the existing property which largely relate to fire safety works to comply with current building regs as well as alterations to the layout of the second/third floor flat. The reconfiguration of the existing and installation of an additional rooflight at main roof level are the only external alterations

The proposed internal restoration works now brought forward as part of the current application have been the subject of pre-application discussions with the applicant and the Council's conservation officer. The majority of them relate to the second and third floors of the property where the majority of the historic fabric and original plan form has been lost. At second floor level, the existing central stairway is completely removed and the ceiling made good. This is considered to represent a heritage benefit as the two floors would be returned to their original plan form, insofar as they would be separate from each other and would be accessed via a new staircase located on the same side of the building as the original staircase at the site. Therefore, the reinstatement of the attic stair in its original location and reintroduction of a recognisable traditional floor plan to the upper floors are welcome alterations that would help to restore some of the buildings historic significance.

Similarly, the proposed fire safety works have been reviewed by the Council's conservation officer and are not considered to cause harm to the historic significance of the listed building subject to conditions.

No objections were received following statutory consultation. The planning history of the site and surrounding area were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016, and National Planning Policy Framework 2019.

- 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 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 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).
- 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



Daniel Pope
Chief Planning Officer