

2019/4241/P & 2019/4517/L - 30 Percy Street, W1T 2DB



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2019/4241/P & 2019/4517/L - 30 Percy Street, W1T 2DB



1. Front elevation



2. View east showing existing upper floor terraces at No.29 Percy Street



3. Aerial view showing existing rear extension



4. View of existing extension from No.29 Percy Street



5. View of extension from rear garden of No.29

Delegated Report (Members Briefing)		Analysis sheet N/A	Expiry Date: 11/10/2019	Consultation Expiry Date: 27/10/2019	
Officer			Application Number(s)		
Patrick Marfleet			2019/4241/P & 2019/4517/L		
Application Address			Drawing Numbers		
30 Percy Street London W1T 2DB			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Internal and 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.					
Recommendation(s):		Grant conditional planning permission and listed building consent subject to s106 legal agreement			
Application Type:		Full Planning and Listed Building Consent Application			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
Adjoining Occupiers:		No. of responses	05	No. of objections	04
Summary of consultation responses:		<p>Site notice: displayed from 12/09/2019 - 06/10/2019 Press notice: displayed from 03/10/2019 - 27/10/2019</p> <p>Four objections were received including two from the neighbouring residents at 28 and 29 Percy Street.</p> <ol style="list-style-type: none"> Proposed roof terrace would cause increased overlooking and loss of privacy to neighbouring residential property at No.29 Percy Street and increased noise disturbance. Proposed increase in height of boundary wall by 1.6 metres would cause loss of light to neighbouring garden area and rear windows. Noise generated by roof plant would cause harm to neighbouring amenity. Bee hives and planting to existing terrace at main roof level suggest greater use of this space. Increased height of boundary wall would impact on aesthetic integrity of the adjoining Grade II listed buildings. Proposed rear extension would be visually more imposing than existing and would reduce visibility of the original rear façade, thus 			

causing harm to setting of the listed building.

Officer response:

1-4. See section 2 of this report for an assessment of the amenity impact of the proposals

5-6. See section 2 of this report for an assessment of the proposals impact on the appearance of the host building and surrounding area.

One letter of support was received in response to the application:

1. Camden has a lack of affordable workspace for charities, social enterprises and community groups who are supporting residents. The plans to create a 'Social-Good Hub' will make it easier for residents to set-up social enterprises and for existing social enterprises to increase their impact.

Local Groups

No comments received

Site Description

The application site is located on the northern side of Percy Street and relates to a four storey (plus basement) terraced building. The property is currently in use as office space at basement, ground and first floor level whilst a 3 bed residential unit is located at second and third floor level. The building has previously been altered both internally and externally in the form of a large extension to the rear and various alterations to the internal layout and fabric of the top floor maisonette.

The property is Grade II listed and is located within the Charlotte Street Conservation Area.

Relevant History

Application site

9170070 - Construction of new rear extension replacing existing floor area for office use (**Granted 23/07/1991**).

28 Percy Street

2005/1798/P - The change of use of the first and second floors from office (Class B1) to residential (Class C3), to accommodate an additional 4 self-contained flats, together with the erection of a rear second floor extension and a roof extension. **Approved 20/10/2005**.

Relevant policies

National Planning Policy Framework 2019

The London Plan March 2016

Intend to Publish London Plan 2019

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

E1 Economic development

E2 Employment premises and sites

H3 Protecting existing homes

T1 Prioritising walking, cycling and public transport

Camden Planning Guidance 2018/2019

CPG Design
CPG Amenity

Charlotte Street Conservation Area Appraisal and Management Strategy 2008

Fitzrovia Area Action Plan 2014

Assessment

1 PROPOSAL

1.1 Planning permission is sought for the re-development and internal re-configuration of the application site to provide office accommodation on all floors of the building. The proposed works include, but are not limited to the following:

- Change of use of the existing three bed flat (C3) at second and third floor level to office space (B1).
- Provision of social enterprise/employment space at basement level.
- Demolition and replacement of existing basement, ground and part first floor rear extension.
- Provision of outdoor terrace area at first floor level on roof of proposed rear extension
- Various internal alterations associated with the change of use at upper floors from residential to office space.

2 ASSESSMENT

2.1 The material considerations for this application are as follows:

- Land Use
- Design and Conservation
- Amenity of neighbouring residential occupants
- Transport

2.2 Land use

Change of use of existing flat (Class C3) to office space (Class B1)

2.2.1 Policy H3 (protecting existing homes) of the Camden Local Plan states: The Council will aim to ensure that existing housing continues to meet the needs of existing and future households by resisting development that would involve a net loss of residential floorspace.

2.2.2 Meanwhile, policies E1 and E2 of the Camden Local Plan encourage the redevelopment and intensification of existing employment sites and the inclusion of affordable workspace suitable for start-ups, small and medium sized enterprises and local social enterprises (particularly in the CAZ).

2.2.3 Officers note that the proposed change of use at second and third floor level would result in the loss of approximately 170sq. m of residential floorspace, which is contrary to the aims of policy H3. However, as part of the current proposals, the applicant has committed to providing the entire basement floor of the existing property as social enterprise space which would be let at a peppercorn rent for as long as the applicant is in ownership of the site. The provision of affordable space such as this is supported by policies E1 and E2 of the Local Plan and would allow charities and social enterprises to access affordable premises in an area of the borough with increasingly high land values. Therefore, whilst the proposed change of use would result in the loss of existing residential

floorspace, this loss is considered to be sufficiently outweighed in this instance by the provision of affordable enterprise space at basement level.

2.2.4 Notwithstanding the above, the proposals would still result in the loss of existing residential floorspace which is identified in the local plan as the priority land use in the borough. Officers have therefore agreed to secure the current proposals as a personal permission with the applicant. This personal permission would be secured via a s106 legal agreement and would essentially require the applicant to provide the social enterprise for as long as they are in ownership of the site. The legal agreement would also require the applicant, on vacation of the property, to return the second and third floors back to their former residential use.

2.2.5 Given the above, the proposals are considered acceptable in land use terms as they would provide much needed social enterprise space in the Central London Area whilst ensuring the existing residential floorspace at the site is not permanently lost.

2.3 Design and conservation

2.3.1 Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

2.3.2 Sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013, requires special attention to be paid to the desirability of preserving the building's setting or any features of special architectural or historic interest. In considering developments affecting a conservation area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires local authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Rear extension

2.3.3 The current application seeks to replace the existing large rear extension at the site which was granted permission in 1991. The existing extension is in a dilapidated state and is not considered to make any contribution to the historic significance of the listed building, therefore no objection is raised to its replacement subject to a suitable replacement.

2.3.4 In terms of its footprint, the proposed rear extension would occupy the entire area of the existing rear courtyard at the site, much like the existing extension. There is a slight increase in floor area at first floor level which is due to the infilling of the existing gap between the original rear elevation of the host building and the front elevation of the existing extension. The existing first floor rear windows would remain unaltered, ensuring no loss of historic fabric would occur as a result of the development. In terms of its height, the existing rear extension at the site has a maximum height of approximately 9.5 metres due to its large pitched roof, which rises 2.5 metres above the existing boundary walls. The proposed rear extension would have a flat roof height of approximately 8.5 metres, which includes an increase in height to the existing boundary wall of approximately 900mm. A further 0.8 metres is added by the proposed privacy screen located around the perimeter of the proposed terrace area and set back from the edge of the boundary wall.

2.3.5 Given the above, the overall size, scale and design of the replacement extension is considered to represent an improvement to the rear of the site and would result in a structure that is lower in height than the existing extension and is more sympathetic to the character, proportions and historic significance of the host building as a result. It is noted that concerns have been raised regarding the impact the infilling of the existing gap at first floor would have on the historic character and significance of the listed building, as it would further reduce the amount of the original rear façade that is visible from private views. However, officers believe the overall reduction in height of the proposed

extension, when compared with the height of the existing structure, coupled with its simple flat roof profile, would result in a greater proportion of the rear façade being visible in private views from surrounding properties to the rear.

2.3.6 As stated above, the proposed extension would be located to the rear of the site and would have a similar footprint but a reduced height when compared with the existing unsightly rear extension. The rear of the site is screened from public view due to the density of the buildings that surround it. Therefore, given this limited visibility the proposed development is not considered to cause harm to the character and appearance of the surrounding conservation area.

Internal alterations

2.3.7 Over the years the property has been subjected to a series of unsympathetic alterations particularly at second floor, third floor and roof level where the existing three bed flat is situated. These alterations include the introduction of a flat roof terrace area in the centre of the original butterfly roof as well as harmful changes to the internal layouts, which include the installation of a central staircase leading between second and third floor level.

2.3.8 The proposed internal restoration works now brought forward as part of the current application have been the subject of extensive pre-application discussions with the applicant. 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.

2.3.9 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 building's historic significance.

2.3.10 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the listed building and surrounding conservation area under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The size, scale, design and location of the proposed alterations are not considered to cause harm to the special architectural and historic significance of the listed building or the character of the surrounding conservation area.

2.4 Amenity of neighbouring residential occupants

2.4.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.

Light and outlook

2.4.2 Officers note the concerns raised by the neighbouring residents of 29 and 28 Percy Street with regard to the impact the proposed extension would have on their amenity in terms of loss of light and outlook to nearby windows and rear garden areas.

2.4.3 As mentioned above, the overall height of the proposed extension would be approximately 1 metre lower than the existing extension at the site however, the proposed works would also increase the height of the shared boundary wall between nos.30 and 29 by approximately 900mm. Notwithstanding this, it is important to note the height of the existing boundary wall between the aforementioned properties, which is currently 6.7 metres. Therefore, the proposed alterations to the existing boundary wall would

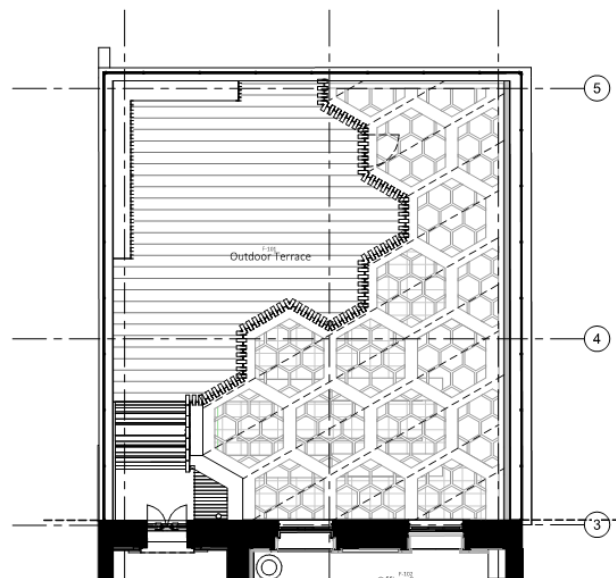
lead to an increased height of approximately 7.6 metres along the shared boundary, which is not considered significant enough to cause harm to the rear garden area and nearest windows of the adjoining property at No.29 in terms of loss of light or increased overshadowing. This impact would be the same for the adjoining property at No.31 which is in commercial use. The proposals do also include the installation of a privacy screen around the perimeter of the proposed terrace at first floor level. However, the height of the screen (approx. 750mm), coupled with its set in from the edge of the boundary wall, is not considered to cause harm to neighbouring amenity in terms of loss of light or outlook.

2.4.4 Furthermore, when assessing the impact of a proposed development perpendicular to existing properties, the 45 degree test can be used which involves drawing a 45 degree line from the middle of the nearest window on the existing building to the proposed development. Officers note that due to the height of the existing boundary wall between nos. 30 and 29, the 45 degree line would already be breached when measured from the nearest lower ground floor windows of no.29. Therefore, the proposed extension is not considered to lead to any further harmful impact on the amenity of these windows beyond the existing situation. At upper ground floor level, the proposed extension would not breach the 45 degree line taken from the middle of the nearest rear elevation window and would ensure sufficient levels of daylight/sunlight are retained as a result.

Overlooking

2.4.5 Officers note the concerns that have been raised from neighbouring residents with regard to the impact the proposed first floor roof terrace would have on their amenity in terms of increased overlooking into nearby windows/gardens.

2.4.6 The proposed roof terrace area would occupy approximately half of the roof of the proposed extension and has been purposely located towards the north western corner, away from the windows of the adjoining residential properties at nos.29 and 28, to alleviate concerns relating to loss of privacy. The proposals also include the installation of a privacy screen and a balustrade that would mark the boundary of the proposed terrace and clearly separate it from the remainder of the roof, which is to be glazed and would only be accessible for maintenance purposes (see image below).



2.4.7 Furthermore, officers note the prevalence of existing roof terraces to the rear of several neighbouring properties in the surrounding area, including the adjoining property at no.28 which has outdoor terraces at upper floor and roof level, and the properties (commercial and residential) located directly opposite the site which also have roof terraces. Therefore, the size and location of the proposed roof terrace is not considered to exacerbate current levels of overlooking at the site.

Noise

2.4.8 The submitted acoustic report for the proposed plant equipment at main roof level has been reviewed by the Council's Environmental Health Officer who has confirmed compliance with our minimum noise standards. Furthermore, a condition has been added to the decision notice stipulating

the hours in which the terrace can be accessed (9pm to 6pm Monday to Friday and not at all on weekends and bank holidays) to mitigate any potential noise and disturbance to neighbouring residents.

2.4.9 Given the above, the proposals are considered to have an acceptable impact on neighbouring amenity.

2.5 Transport

CMP

2.5.1 Policies A1 and T4 state that Construction Management Plans should be secured to demonstrate how a development will minimise impacts from the movement of goods and materials during the construction process. Given the nature of the proposals and the Central London location of the site, officers consider it necessary to secure a CMP in order to mitigate the impact of construction works on neighbouring residents and the surrounding highway network. The CMP would be secured via s106 legal agreement and would be accompanied by a monitoring fee of £3136.

3 Recommendation

3.1 Grant conditional planning permission and listed building consent subject to s106 legal agreement.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 24th February 2020, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Brunel Planning
51 Queens Road
Tunbridge Wells
TN4 9LZ
KentApplication Ref: **2019/4517/L**
Please ask for: **Patrick Marfleet**
Telephone: 020 7974 1222

18 February 2020

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent GrantedAddress:
30 Percy Street
London
W1T 2DB**DECISION**

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,

Executive Director Supporting Communities



Daylight and Sunlight Assessment dated 16/04/2019, KMHeritage Statement August 2019.

The Council has considered your application and decided to grant 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

Director of Regeneration and Planning

DRAFT

DECISION

Application ref: 2019/4241/P
Contact:
Tel: 020 7974
Date: 20 February 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Brunel Planning
51 Queens Road
Tunbridge Wells
TN4 9LZ
Kent

Dear Sir/Madam

FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION 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 conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Supporting Communities Directorate