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28 February 2022

Dear Mr Marfleet

**Application for Listed Building Consent for alterations, extension or demolition of a listed building  
30 Percy Street, W1T 2DB**

On behalf of our client, Skagen Property Limited we are instructed to submit an application for Listed Building Consent for works at 30 Percy Street for:

*‘The removal of a small, glazed area in the basement roof / ground floor area and replace with a solid roof / floor at 30 Percy Street.’*

The application for Listed Building Consent has been submitted online via Planning Portal and has also been emailed directly to you as requested.

**Background to Application**

Planning consent was granted on 13 August 2021 for:

*‘Variation of Condition 3 (approved plans) of planning permission ref: 2019/4241/P dated 28.08.2020 (External alterations including replacement rear extension at ground floor and basement level with roof terrace above, change of existing flat (C3) at second and third floor level to office space (Class B1a) and use of basement level as social enterprise space namely to incorporate fire safety measures including installation of rooflights and PV panels.’ (Ref: 2021/1374/P).*

An application is currently under consideration by the London Borough of Camden to make a non-material amendment to this application as follows:

*‘Non-material amendment to planning permission ref 2019/4241/P dated 28/08/2020, as amended by ref 2021/1374/P dated 13/08/2021 (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) namely to remove a small glazed area, adjacent to a retained lightwell, in the basement roof/ground.’ (Ref: 2021/4408/P).*

In parallel with application ref: 2021/4408/P, we are submitting this application for listed building consent to remove the small-glazed area to the rear of the property and replace with a solid area instead.

## **The Site and Surroundings**

30 Percy Street is a Grade II listed building forming part of a terrace of three buildings – 28, 29 and 30 Percy Street.

The site is located in the Charlotte Street Conservation Area, the Central Activities Zone, the Fitzrovia Area Action Plan and within a Viewing Corridor.

There are a mix of uses surrounding the site including office, retail, residential and hotel uses.

## **The Development Plan**

The Development Plan relevant to the site comprises the following:

- The London Plan (March 2021); and
- The London Borough of Camden Local Plan (July 2017).

## **The Proposals and Policy Considerations**

The proposed non-material changes are to make a small area of glazing be solid in the basement roof / ground floor level at the rear of the property to the new extension.

The details are shown on the submitted Proposed Ground Floor drawing.

The proposed change from a small area of glazing to solid is considered non-material and will have no impact or harm to the listed building, the surrounding listed building nor the conservation area.

The works fully accord with Policy D1 – Design (criterion b) and Policy D2 - Heritage of the Local Plan 2017.

## **Documents Forming Part of the Planning Application**

Please find enclosed the following documents in support of the planning application:

- Planning Application Form (signed and dated);
- Certificate A, including the Agricultural Holdings Certificate;
- Site and Location Plans; and
- Proposed Ground Floor Drawing (1808-SPP-01-DR-A-PL-20-OG-01-02 C01).

## **Supporting Material**

Please find enclosed the following supporting material which accompanies the planning application:

- Design and Access Statement;

- *For information purposes* – a copy of the consented drawing Proposed Ground Floor drawing (1808-SPP-01-DR-A-P-20-OG-01-01-P02) which is being replaced by the Proposed Ground Floor Drawing noted in the list above.

If you have any questions in the interim, please contact Rory Joyce (07771 898315) or Kate Espezel (07779 149287).

Yours faithfully

A handwritten signature in black ink that reads "Rory Joyce" with a stylized flourish at the end.

Rory Joyce  
Principal  
Brunel Planning

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