

Application ref: 2021/4372/L
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Clements Ltd
7 Sheene rd
Leicester
LE7 3DB

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
36 Percy Street
London
W1T 2DH

Proposal:

External and internal alterations in connection with the refurbishment of existing office space, including new black aluminium doors and windows to internal courtyard, enlarged replacement roof lanterns and new roof glazing, alterations to rear parapet walls, installation of new metal railing to rear 1st floor window, and fixing of black metal lettering adjacent to front entrance door; Internal alterations include, removal and replacement of non-original partitions at various floor levels and restoration of original stone staircase of the entrance hall at ground floor level.

Drawing Nos: (Existing) E900 rev 03, E1000 rev 03, E1100 rev 03, E1200 rev 03, E1300 rev 03, E1400 rev 03, E1500 rev 03, E2000 rev 03, E2100 rev 03, E2200 rev 03, E3000 rev 03, E3100 rev 03, E3200 rev 03, E3300 rev 03, E3400 rev 03, E3500 rev 03, E3600 rev 03, E3700 rev 03, E3800 rev 03; (Proposal) P1000 rev 03, P1100 rev 03, P1200 rev 03, P1300 rev 03, P1400 rev 03, P1500 rev 03, P2000 rev 03, P2100 rev 03, P3000 rev 03, P3100 rev 03, P3200 rev 03, P3300 rev 03, P3400 rev 03, P3500 rev 03, P4000 rev 03, P4100 rev 03, P5000 rev 03; (Demolition) D1000 rev 03; D1100 rev 03 (1st and 2nd floor plans); D1100 rev 03 (3rd floor and roof plans); Design and Access Statement from Clements Ltd. dated June 2021; Historic Building Assessment from The Heritage Practice dated June 2021.

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:

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 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 before the relevant part of the work is begun:

a) Plan, elevation and section drawings at scale 1:10 of all new joinery associated with new and/or replacement panelling, partitions, doors and other works of refurbishment, with typical skirting, moulding and architrave details at scale 1:1 as appropriate.

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 Reason for granting listed building consent:

No. 36 is situated on the north side of Percy Street and forms part of a Grade II listed terrace of houses (nos. 34-37) originally constructed during the 1760s and subsequently refronted during the 1950s. The host property and terrace are located within the Charlotte Street Conservation Area. The host building is currently in office use and the proposed alterations are intended to upgrade the existing office provision.

In regard to proposed external alterations, it is noted that the existing courtyard building to the rear appears to have been rebuilt as part of the 1950s

programme of works and then refurbished in the 1990s. As such this building has no historic merit and does not contribute to the significance of the main town house. The proposed works for its reconfiguration which include replacement roof lanterns and glazing, raised parapet wall heights, replacement doors and windows to an internal rear courtyard and new metal window rail at rear 1st floor window, are not viewed as harmful to the significance of the heritage asset and are considered to be appropriate.

The proposed display of a non-illuminated company logo sign using black metal lettering positioned to the right hand side of the front entrance door would also be appropriate. The applicant has confirmed that an existing unauthorised electrical house alarm box will be removed from the front of the property to reduce harmful visual clutter.

In regard to proposed internal alterations, the Council expressed initial concern to the applicant in relation to parts of the original proposals as they would involve some loss of historic plan form, visual separation between rooms and historic fabric, as well as, introduce inappropriate modern fabric likely to be harmful to the historic plan form and hierarchy within the building.

In response, the applicant amended the proposal and provided revised drawings which indicate that the position of all new or repositioned panelling would suitably correspond with the historic plan form. The design and detailing of all panelling is also considered to be appropriate, especially given that much historic fabric was removed in the 1950s. The removal from the proposals of a storage element associated with a new 'pod' at 1st floor level which provides toilet facilities serves to reduce the size and impact of the modern addition on existing fabric. Given the history of intervention within the property, and following the receipt of revised drawings, the internal alterations are not considered to further or additionally harm the architectural significance of the interior of the building.

Overall therefore, the proposals would be sympathetic to the architectural and historic interest of the Grade II listed building and its' setting, and are considered to be acceptable.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received following statutory consultation. A consultation response has been received and recorded in the associated consultation summary.

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 policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2021.

- 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 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).
- 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

- 6 This permission is granted without prejudice to the necessity of obtaining consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. Application forms may be obtained from the Council's website, www.camden.gov.uk/planning or the Camden Contact Centre on Tel: 020 7974 4444 or email env.devcon@camden.gov.uk.

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 2021.

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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer