

Application ref: 2021/5561/L  
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Date: 12 April 2022

**Development Management**  
Regeneration and Planning  
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WC1H 9JE

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Hale Brown Architects  
Studio 1.04 Edinburgh House  
170 Kennington Lane  
London  
SE11 5DP

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**32 Percy Street**  
**London**  
**W1T 2DE**

#### Proposal:

External alterations in connection with the installation of 4 air source heat pump units to roof valley on supporting steelwork, removal and replacement of rooflights and roof glazing to rear ground floor extension and rear lightwell; installation of new rooflight to replace existing dormer; addition of new doors to front and rear basement vaults; and addition of sedum cassettes to rear 1st floor roof. Internal alterations include the removal of non-original partitions and lobbies, reinstatement of original layout and revised door openings, removal and replacement of modern light fittings and floor finishes, installation of new MEP services throughout, and replacement of existing non-fire-rated doors with timber fire doors.

Drawing Nos: (SP)001 PL1; (EX)099 PL1, 100 PL1, 101 PL1, 102 PL1, 103 PL2, 104 PL1, 200 PL1, 201 PL1, 300 PL1, 301 PL1, 302 PL1; (GA)099 PL1, 100 PL2, 101 PL1, 102 PL1, 103 PL1, 104 PL2, 200 PL1, 201 PL1, 300 PL1, 301 PL2, 302 PL1, 310 PL1; Structural Drawings Pack from LIM Engineering Ltd. dated September 2021; MEP Services Drawings Pack from Taylor Project Services dated April 2022; Design, Access & Heritage Statement from Hale Brown Architects received 05/10/2021; Noise Impact Assessment from Clarke Saunders Acoustics (ref. AS8523.210928.NIA) dated 30/09/2021; Energy & Sustainability Statement from Taylor Project Services dated 11/03/2022; Natural Ventilation & Overheating Assessment from Taylor Project Services (ref. 1727/Environmental) dated 01/03/2022; Daikin Outdoor Heat Pump

Specification (RXYSCQ-TV1); Internal Fan Coil Details; Sedum Roof Details (MobiRoof-ECO) from Mobilane & Maintenance Details received 25/02/2022.

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: (SP)001 PL1; (EX)099 PL1, 100 PL1, 101 PL1, 102 PL1, 103 PL2, 104 PL1, 200 PL1, 201 PL1, 300 PL1, 301 PL1, 302 PL1; (GA)099 PL1, 100 PL2, 101 PL1, 102 PL1, 103 PL1, 104 PL2, 200 PL1, 201 PL1, 300 PL1, 301 PL2, 302 PL1, 310 PL1; Structural Drawings Pack from LIM Engineering Ltd. dated September 2021; MEP Services Drawings Pack from Taylor Project Services dated April 2022; Design, Access & Heritage Statement from Hale Brown Architects received 05/10/2021; Noise Impact Assessment from Clarke Saunders Acoustics (ref. AS8523.210928.NIA) dated 30/09/2021; Energy & Sustainability Statement from Taylor Project Services dated 11/03/2022; Natural Ventilation & Overheating Assessment from Taylor Project Services (ref. 1727/Environmental) dated 01/03/2022; Daikin Outdoor Heat Pump Specification (RXYSCQ-TV1); Internal Fan Coil Details; Sedum Roof Details (MobiRoof-ECO) from Mobilane & Maintenance Details received 25/02/2022.

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 of all new partitions and doors at scale 1:10 with typical moulding and architrave details at scale 1:1.

b) Plan, elevation and section drawings of all new or restored decorative plasterwork at a scale of 1:10 (with sections at a scale of 1:1)

The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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.
- 2 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).
- 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, 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 (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://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.

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', written in a cursive style.

Daniel Pope  
Chief Planning Officer