

Application ref: 2022/1470/L
Contact: Rose Todd
Tel: 020 7974 3109
Email: rose.todd@camden.gov.uk
Date: 24 June 2022

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

The Heritage Practice Ltd.
10 Bloomsbury Way
London
WC1A 2SL

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Refused

Address:
36 Percy Street
London
W1T 2DH

Proposal:

Internal works at lower ground and third floor levels.

Drawing Nos: Historic Building Assessment; Location and block plans; Existing Lower Ground Floor Plan; Demolition Lower Ground Floor Plan; Proposed Lower Ground Floor Plan; Existing Third Floor Plan; Demolition Third Floor Plan; Proposed Third Floor Plan;

The Council has considered your application and decided to **refuse** listed building consent for the following reason(s):

Reason(s) for Refusal

1 Reason for Refusal:

This application follows a previous approval (ref: 2021/3167/P & 2021/4372/L dated 02/03/2022) for various internal and external alterations including the removal and replacement of non-original partitions at all floor levels.

The proposed scheme involves changes to the extant permission which includes the reconfiguration of existing modern partitions at lower ground floor level and third floor level only.

It is considered that this latest raft of proposed changes neither preserves nor better reveals the architectural significance of the listed building, and by the further sub-division of the existing space, if anything, results in additional harm. It is no matter that the rooms involved are not on principal floors, floors and rooms have a hierarchy and the contribution of subsidiary spaces to the arrangement and planform of the house as a whole needs be acknowledged.

The rear room at lower ground floor level with its large rear bay window and generous firebreast/fireplace was originally a much grander space than we find it today. The proposed further subdivision reduces the spatial qualities of this area to those of little more than a corridor.

The subdivision of front room at the lower ground floor similarly harms the spatial qualities of this room as does the further subdivision of the rear room on the third floor.

Accumulated change would result in cumulative harm that would amount to less than significant harm to the significance of the building which is not outweighed by public benefit (NPPF, statement 202). The proposal is also considered contrary to policy D2.

Informative(s):

1

No. 36 is situated on the north side of Percy Street and forms part of a 4-storey plus attic, 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 list description specifically highlights that 'No.36 retains a mid-18th century open-well staircase with fine foliated wrought-iron balustrade, mid-18th century panelled doors set in moulded architraves, enriched and moulded cornicing to ground and first floor rooms; the first floor has a moulded dado rail to the front room which has mid-18th century double doors with original hinges opening into rear room with fine mid C18 fireplace having central swag and fluted frieze. No.36 has similar mid-18th century doors and cornicing, early 19th century marble fireplaces, mid-18th century moulded skirtings and dado rails and early 19th century open-well staircase with stick balusters.'

Although the building was subjected to relatively extensive refurbishment in the 1950s such works do not necessarily justify continued and less than sympathetic change.

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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer