

Application ref: 2022/4041/L
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Date: 14 November 2022

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The Heritage Practice Ltd.
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
36 Percy Street
London
Camden
W1T 2DH

Proposal:

Internal works at lower ground level.

Drawing Nos: Location and Block Plan; Historic Building Assessment; Existing Lower Ground Floor Plan; Proposed Lower Ground Floor Plan.

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:

Location and Block Plan; Historic Building Assessment; Existing Lower Ground Floor Plan; Proposed Lower Ground Floor Plan.

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.

Informative(s):

- 1 Reasons for granting listed building consent:

No.36 Percy Street is one of a group of 4 terraced houses dating from the 1760s and subject to reorganisation and refronting in the 1950s. The terrace is Grade II listed and situated within the Charlotte Street Conservation Area.

This scheme 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 proposal involves changes to the extant permission involving the reconfiguration of the existing front and rear areas at lower ground floor level.

The revised room layout is considered not to result in undue harm to the architectural significance of the building.

The application has not been advertised in line with Camden's Statement of Community Involvement (2016).

The site's planning history has been taken into account when making this decision.

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 (ERR) 2013.

As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 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.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer