

Application ref: 2024/3919/L
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Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
10 and 11 Denmark Street
London
Camden
WC2H 8LS

Proposal:
Partial demolition of the rear internal party wall to create a double door opening between the listed (No. 10) and unlisted (No. 11) buildings.

Drawing Nos: DAS_06.11.2024-RevB; Roland Music Heritage Report_12.08.2024;
Universal Access and CA Character Statement; 1105.EX.01.02; 1105.EX.02.02;
1105.EX.03.02; 1105.GA.01_Rev03; 1105.GS.01_Rev03; 1105.GS.02_Rev03;
1105.GS.03_Rev03

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:

DAS_06.11.2024-RevB; Roland Music Heritage Report_12.08.2024; Universal Access and CA Character Statement; 1105.EX.01.02; 1105.EX.02.02; 1105.EX.03.02; 1105.GA.01_Rev03; 1105.GS.01_Rev03; 1105.GS.02_Rev03; 1105.GS.03_Rev03

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 new internal doors at a scale of 1:10 and/or 1:25
- b) Specifications and a sample and/or manufacturer's details of proposed material of the doors.

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 The subject application relates to two properties at 10 and 11 Denmark Street. 10 Denmark Street is one in a pair of terrace houses (with 9) that are Grade II Listed on the National Heritage List for England (No. 1271978). The subject sites are also located in the Denmark Street Conservation Area, where 11 is identified as a Positive Contributor.

The Listed Building at 10 is one of the eight surviving houses that survive from the original development of Denmark Street, dating from c.1686-89. The Ground Floor of the townhouse was converted to retail accommodation with a shopfront added in the 19th century, and has been substantially altered internally with the loss of detailing and removal partitions, such that the historic planform and spatial character has been compromised. The building at 11 is of a later Victorian typology and has a modern shopfront with stepped access. Rear courtyards have been progressively infilled with enlarged closet wings and ground floor workshop extensions. Since the late 20th century, the character of Denmark Street "Tin Pan Alley" has become intrinsic with popular

music industry, with shops associated with instrument retailing, studios and other associated music uses.

The current application follows a previously withdrawn submission. The proposed works relate to the opening up of the rear internal party wall between the Listed and unlisted buildings to create a doorway link between the Ground Floor retail units that are now both occupied by Roland Music. The scope of the proposed works has been revised from the previous proposal and further over the course of the subject application to better maintain and preserve the significance of the Listed Building. This included - relocating the position of the opening into the secondary rear infilled courtyard extensions, reducing the size of the opening by 600mm and changing the detail of the proposed doors from glazed to solid.

The door has been relocated outside of the main bulk of the host buildings and into the secondary rear extension. The reduced width minimises the loss of any surviving historic fabric in the rear boundary wall, and the solid door fenestration will omit the visual link between the buildings so that a solid delineation of the party-wall is maintained.

The adverse impacts of the works have been weighed against the public benefits of the scheme. The linking of the Ground Floor commercial units would aid in maintaining their optimum viable use and economic viability as music industry specific retail, preserving the local character and distinctiveness of the Denmark Street Conservation Area's "Tin Pan Alley" historic environment. The link would also provide enhanced universal accessibility through to 11 where there is currently no level access.

The revised detail of the proposed works, whilst causing a low level of less than substantial harm to the listed building, is outweighed by the identified public benefits. With no external alterations, the setting of the surrounding listed buildings and character and appearance of the Denmark Street Conservation Area will be unchanged.

- 2 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.

- 3 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.
- 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer