

Application ref: 2024/5054/P
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Date: 21 March 2025

Development Management
Regeneration and Planning
London Borough of Camden
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Ian Chalk Architects
70 Cowcross Street
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EC1M 6EJ
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**5 Denmark Street
London
Camden
WC2H 8LP**

Proposal:

Installation of replacement windows on front and rear elevations. Erection of roof extensions including plant enclosure for ASHPs, following removal of roof-top additions/structures. Extension within existing courtyard between at third floor level. Repair and reinstatement of Denmark Street shopfront and reinstatement of original parapet.

Drawing Nos: 1502_PL_000 Rev.01; 1502_PL_001 Rev.01;

1502_00_000; 1502_00_100 Rev.PL1; 1502_00_101 Rev.PL1; 1502_00_102 Rev.PL1; 1502_00_103 Rev.PL1; 1502_00_104 Rev.PL1; 1502_00_105 Rev.PL1; 1502_00_106 Rev.PL1; 1502_00_130 Rev.PL1; 1502_00_160 Rev.PL1; 1502_00_161 Rev.PL1; 1502_00_162 Rev.PL1; 1502_00_163 Rev.PL1; 1502_00_164 Rev.PL1; 1502_00_165 Rev.PL1;

1502_PL_200 Rev.03; 1502_PL_201 Rev.02; 1502_PL_202 Rev.02; 1502_PL_203 Rev.02; 1502_PL_204 Rev.02; 1502_PL_205 Rev.03; 1502_PL_206 Rev.02; 1502_PL_207 Rev.02; 1502_PL_230 Rev.02; 1502_PL_260 Rev.02; 1502_PL_261 Rev.02; 1502_PL_262 Rev.02; 1502_PL_263 Rev.02; 1502_PL_264 Rev.02; 1502_PL_265 Rev.02; 1502_PL_266 Rev.02; 1502_PL_267 Rev.02; 1502_PL_300 Rev.01; 1502_PL_301 Rev.01; 1502_PL_305 Rev.01; 1502_PL_306 Rev.01; 1502_PL_307 Rev.03; 1502_PL_308 Rev.01; 1502_PL_309 Rev.01; 1502_PL_311

Supporting Documents: Sustainability Report by Duss Environmental Engineering Limited; Plant Noise Impact Assessment by Environmental Equipment Corporation Limited dated 13/11/24; Heritage Statement by Alan Baxter dated Nov 2024 and Design and Access Statement by Ian Chalk Architects dated Jan 2025.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

1502_PL_000 Rev.01; 1502_PL_001 Rev.01;

1502_00_000; 1502_00_100 Rev.PL1; 1502_00_101 Rev.PL1; 1502_00_102 Rev.PL1; 1502_00_103 Rev.PL1; 1502_00_104 Rev.PL1; 1502_00_105 Rev.PL1; 1502_00_106 Rev.PL1; 1502_00_130 Rev.PL1; 1502_00_160 Rev.PL1; 1502_00_161 Rev.PL1; 1502_00_162 Rev.PL1; 1502_00_163 Rev.PL1; 1502_00_164 Rev.PL1; 1502_00_165 Rev.PL1;

1502_PL_200 Rev.03; 1502_PL_201 Rev.02; 1502_PL_202 Rev.02; 1502_PL_203 Rev.02; 1502_PL_204 Rev.02; 1502_PL_205 Rev 03; 1502_PL_206 Rev.02; 1502_PL_207 Rev.02; 1502_PL_230 Rev.02; 1502_PL_260 Rev.02; 1502_PL_261 Rev.02; 1502_PL_262 Rev.02; 1502_PL_263 Rev.02; 1502_PL_264 Rev.02; 1502_PL_265 Rev.02; 1502_PL_266 Rev.02; 1502_PL_267 Rev.02; 1502_PL_300 Rev.01; 1502_PL_301 Rev.01; 1502_PL_305 Rev.01; 1502_PL_306 Rev.01; 1502_PL_307 Rev.03; 1502_PL_308 Rev.01; 1502_PL_309 Rev.01; 1502_PL_311 Rev.01

Supporting Documents: Sustainability Report by Duss Environmental Engineering Limited; Plant Noise Impact Assessment by Environmental Equipment Corporation Limited dated 13/11/24; Heritage Statement by Alan Baxter dated Nov 2024 and Design and Access Statement by Ian Chalk Architects dated Jan 2025.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to occupation evidence of installation of internal solar blinds and an Air source heat pump, with a Seasonal Performance Factor of at least 2.5 (or COP of 4 or more or SCOP of 3.4 or more), shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. A site-specific lifetime maintenance schedule for each system, including safe access arrangements, shall be provided. The equipment shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 of the London Borough of Camden Local plan Policies

- 5 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical existing background noise level by at least 10dBA, or by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration-isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

This Grade II listed site comprises a 4 storey 17th century townhouse which is now in use for retail/office at the front and a linked 3 storey 19th century 'workshop' building at the rear. The buildings are linked by a three storey courtyard/lightwell between the buildings.

The site is currently implementing previous consents for replacement windows,

a roof extension to the workshop building and a link extension at 3rd floor under planning refs. 2021/5128/P and 2021/5707/L. These works are shown on the proposed plans and the principle of their acceptance remains unchanged. Minor alterations to the fenestration and cladding on the roof extension are proposed under this application including relocation and change of scale on the northern elevation and the insertion of a window on the western elevation behind a perforated mesh screen. There was a drawing error that showed an existing brick panel being replaced with metal cladding, this is corrected in this application to be shown as retained which is welcomed. These alterations are not considered harmful.

The original shopfront on Denmark Street was unsympathetically replaced with a 20th century addition which is not in keeping with the character or architecture of the building. This proposal seeks to reinstate it to a similar appearance to what it was originally with a smaller fascia, timber shopfront and period appropriately designed front door. On this elevation a top floor parapet is proposed to be reintroduced and built in reclaimed brickwork to match archive photography. These elements are welcomed and would enhance the façade of the existing building and the wider character of the street.

As part of the heating and cooling strategy, a new rooftop stair access and plant enclosure for ASHP is proposed. This is to replace the existing structure above the stair and is set back away from the edge of the roof fronting Denmark Street. The plant enclosure would be a louvred metal. It would also introduce a fixed metal balustrading to the decking in front. Given their set back, these would not be visible in views along Denmark Street. While this addition due to its scale is considered to cause minor less than substantial harm to the architectural or historic integrity of the Listed building, in line with the NPPF this harm has been weighed against the public benefits of the proposal.

Benefits including the replacement of the shopfront with a more sensitive addition to enhance the building and streetscene, the reinstatement of internal finishings to reflect historic detailing and the installation of a futureproof sustainable means of heating. The building currently does not have a boiler and is heated via wall mounted immersion heaters which are not effective, the replacement with ASHP would provide a more sustainable source of heating and make the building more attractive to potential tenants which would increase its chance of coming back into long term use, thus creating employment opportunities. On balance it is considered that the benefits outweigh the minor less than substantial harm.

Special regard has been attached to the desirability of preserving the listed building, its setting 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.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

Given the siting and nature of the proposal, it is not considered to have a negative impact on the neighbour's amenity in terms of light, outlook or a sense of enclosure.

- 2 A noise survey for the ASHPs has been submitted which the Council's Environmental Health officer has reviewed the information and considers it to be acceptable, subject to noise compliance and anti-vibration pads being secured by planning condition. The development would not result in a material impact on the amenity of neighbouring properties in terms of noise.

Normally, the Council would expect dynamic thermal modelling to be submitted to prove that there is an overheating risk and justify cooling. However, it is noted that the ASHP is proposed for heating, not just cooling, the listed status of the building which limits cooling options and as the building is predominantly for commercial use which would increase internal heat gains during the day. In addition, solar blinds to reduce cooling demand have been included and due to the existing layout cross ventilation is not possible. Therefore, on balance, it is likely to assume that any dynamic thermal modelling would show an overheating risk. A condition has been attached ensuring that the efficiency of the ASHP to be at least COP 4 or SCOP 3.4 and that solar blinds are installed prior to occupation.

No objections were received following statutory consultation of the application. Denmark Street CAAC raised no objection but commented that it was welcomed that a sympathetic shopfront is now to be reinstated but details of this and the parapet should be secured by condition. They understand that effort has been made to integrate the rooftop plant sensitivity and set it back from the street, no objection but must meet Policy A4 noise standards. Conditions have been attached to the associated listed building consent ref. 2025/0228/L regarding their comments. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A4, CC1, CC2, 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 2024.

- 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 Biodiversity Net Gain (BNG) Informative (1/2):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold.

++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
 - It is not “major development” and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
 - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
 - The application is a Householder Application.
 - It is for development of a “Biodiversity Gain Site”.
 - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
 - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

7 Biodiversity Net Gain (BNG) Informative (2/2):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission (“the earlier BGP”), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity

gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer