

Application ref: 2025/0228/L  
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**Development Management**  
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Ian Chalk Architects  
70 Cowcross Street  
London  
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United Kingdom

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent 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. Internal alterations.

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 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.

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:

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: 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 the replacement shopfront at a scale of 1:10.

b) Details of rooftop plant enclosure at a scale of 1:10

c) Details of the various decorative features are introduced as part of the works including cornices and skirtings

d) Samples and/or manufacturer's details of new facing materials including a sample panel of the new brickwork, shopfront and plant enclosure (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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 Reason for consent:

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. A condition will secure details of the shopfront and parapet brick.

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. A condition will secure details. Given their set back, these would not be visible in views along Denmark Street. While this addition is considered to cause minor less than substantial harm to the architectural or historic integrity of the Listed building due to its scale, 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 of 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.

Internally the building has been much altered. The historic staircase has been removed and replaced by a concrete staircase, the half landings of the staircase provide access to the work shop to the rear. All historic timber wall panelling has been removed along with the majority of lath and plaster ceilings, decorative mouldings and fireplaces. This proposal will introduce new servicing for the ASHP and internal finishings to reflect historic detailing will be reinstated. Some upgrades to the rear workshop including structural repairs and the installation of W.Cs.

- 2 Internally, the service routes associated with the ASHP are located behind newly reconstructed walls. The current walls are modern plasters board, these are removed, the services are put in with the new walls sitting slightly forward of the existing walls. The servicing has been arranged like this so that there is limited notching into the floor joists which are original to the building. It is recognised that the plan form will be slightly altered by this arrangement, however it is accepted that the services need to be placed somewhere and that this is the least harmful of the various options.

Within the staircase area a service route is also introduced. The route to some degree alters the spatial qualities of the half landings, however as this is not an

original staircase and have been altered to allow access to the rear workshop, this is considered acceptable. Various decorative features are introduced as part of the works including cornices and skirtings, details will be secured by condition. The works to the workshop which include the repositioning of a staircase, introduction of WCs and some alterations to windows. The changes are relatively minor and are acceptable.

As the application site is situated within a Conservation Area and the building is Grade II listed, the following statutory provisions are relevant to the determination of these applications are Section 16, 72 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

No objections were received following statutory consultation of the application. 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 policy 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 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 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

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

Daniel Pope  
Chief Planning Officer