

19th December 2012

Delivered by Post

Amanda Peck
Development Management
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

Our ref: CONL2000

E: asnow@turleyassociates.co.uk

Dear Amanda

**LISTED BUILDING CONSENT APPLICATION FOR WORKS OF REPAIR AND REFURBISHMENT
TO 27 DENMARK STREET, LONDON WC2H 8NN**

On behalf of Consolidated Developments Ltd please find enclosed a Listed Building Consent Application for works to 27 Denmark Street involving replacement rolled lead roof and works of refurbishment and repair to existing brickwork, windows and shopfront.

The application is submitted in association with wider development proposals for St Giles Circus. Proposals for the wider development site are submitted under a separate Planning and Conservation Area Consent application which seeks permission for the following:

Erection of three buildings (5 storey and 7 storey facing Centre Point Tower and 4 storey to Denmark Place), following demolition of 1-6 Denmark Place, 18-21 Denmark Place and demolition of York and Clifton Mansions behind a retained façade, to provide 2955 sqm GIA of basement Event Gallery space to be used for community events, exhibitions, product launches, live music, awards ceremonies, conference and fashion shows (sui generis); a 723 sqm GIA urban gallery with 1912 sqm of internal LED screens, to be used for circulation space, retail, advertising, exhibitions, brand and product launches, corporate events, screenings, exhibitions and events (sui generis); 420 sqm GIA of flexible A1/A3 floorspace; 2995 sqm GIA A3 floorspace; 1066 sqm GIA of A4 floorspace; and a 28 bedroom hotel between Denmark Place and Andrew Borde Street. Refurbishment and change of use of no's 4, 6, 7, 9, 10 and no's 20 to 28 Denmark Street, 4 Flitcroft Street and 1 Book Mews to provide 1551 sqm of office floor space; 2553 sqm GIA of private residential floor space; 242 sqm GIA of affordable residential floor space; and 2023 sqm GIA of retail floor space. Provision of a new pedestrian route from Andrew Borde Street to Denmark Street at ground floor level.

Further associated applications are as follows:

- Change of use of 71 Endell Street from office (B1) to residential (C3) at 71 Endell Street to provide 7 affordable residential units (2 x 1 bed flats, 3 x 2 bed flats and 2 x 3 bed flats) and associated external alterations.
- Advertisement consent is sought for 1912 sqm of digital installations to the internal walls, ceiling and floor of the proposed Urban Gallery bordered by Denmark Place, Charing Cross Road and Andrew Borde Street;
- Listed Building Consent for works of repair and refurbishment to 6, 7, 9, 10, 20, 26 Denmark Street and 59 St Giles High Street

Submission Documentation

The following documents are submitted in support of the planning application:

- Planning Application Form and Certificate A;
- Plans, Drawings and Elevations;
- Design and Access Statement;
- Photographic Survey.

The following additional technical reports and documents submitted in support of the wider planning application for St Giles Circus make reference to the site where appropriate:

- Environmental Statement Volume 1: Main Report – prepared by Buro Happold
- Environmental Statement Non-Technical Summary – prepared by Buro Happold
- Licensing Strategy Report – prepared by Poppleston Allen
- Transport Assessment – prepared by Buro Happold
- Heritage Statement – prepared by Turley Associates
- Statement of Community Involvement – prepared by Four Communications
- Energy Statement – prepared by Buro Happold
- Sustainability Statement – prepared by Buro Happold

This application is submitted following extensive pre-application discussions with the Local Planning Authority and wider public consultation activity has been on-going throughout the development of the scheme.

I trust that the enclosed is sufficient for your purposes and I look forward to discussing the proposals with you in due course. In the meantime please do not hesitate to contact me at this office if you require anything further or wish to discuss any point in more detail.

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