

Jonathan McClue
Planning and Development
London Borough of Camden
5 Pancras Square
London
N1C 4AG

5th January 2016

SUBMITTED BY PLANNING PORTAL

Dear Jonathan,

RE: 7 DENMARK STREET – PLANNING AND LISTED BUILDING CONSENT APPLICATIONS

On behalf of Consolidated Developments Ltd please find enclosed a Planning Application and accompanying Listed Building Consent for the provision of a new basement area underneath 7 Denmark Street to provide cycle parking for residential use alongside works to the rear mews building in association with the existing use.

This application is submitted in the context of a series of related permissions for the redevelopment of the wider St Giles Circus area (LPA reference: 2012/6858/P). Notwithstanding this the current proposals for 7 Denmark Street can be implemented independently from the approved scheme and this application is thus made as a standalone submission.

The Proposals

Following the grant of planning permission and listed building consent for the wider redevelopment of St Giles Circus a further assessment of the opportunity for improvements to the south side of Denmark Street has been undertaken by Ian Chalk Architects (ICA). As part of this exercise ICA have spent a significant amount of time looking at the potential to further improve and enhance the Grade II listed property at 7 Denmark Street, in particular by addressing the collection of buildings which have infilled the mews yard to the rear of the main house.

7 Denmark Street is one of the original houses to survive from the creation of Denmark Street in the 1680s. Its principle façade retains much of the seventeenth-century detailing, including its plum-red bricks, stone string courses and keystones (now overpainted). Unusually for Denmark Street it also retains a doorcase which appears to be partly of the seventeenth century. The rear façade retains some of the original plum-red brickwork up to first-floor level, but the upper part has been rebuilt in stock brick and now has a modern fire escape attached. The yard space to the rear of 7 Denmark Street has been encroached upon with poor quality infill elements over time, eroding the sense of separation between the townhouse and the mews building within the yard, diminishing the distinction between the primary townhouse and the secondary mews workshop.

The aim of the current proposals is to re-establish the distinction between 7 Denmark Street and the rear mews building which in turn offers an opportunity to look at the utilisation of the existing accommodation within the basement and ground floor of 7 Denmark Street.

Accordingly planning permission and listed building consent is sought for the retention and refurbishment of the existing rear mews building, including the addition of a second storey to be used in conjunction with the existing restaurant/approved bar use within 7 Denmark Street. A small area of new basement space is also proposed in order to accommodate residential bicycle storage, to be accessed from Book Mews. Full details of the proposals can be found in the accompanying heritage Statement and Design and Access Statement.

Listed Building Consent 2012/6865/L, as issued on 31st March 2015, granted approval for the following works to 7 Denmark Street:

“Alterations to include the replacement of non-original windows with sliding sash casement windows, replacement of modern clay tiles with reclaimed natural slate, repair and refurbishment of existing brickwork and shopfront, replacement of front roof dormers in connection with the redevelopment of St Circles Circus site.”

These works will not be affected by the current application and the submitted drawings clearly demarcate between those works which have already been approved and those proposed by this submission.

Pre-Application Discussions

An initial pre-application meeting was held with Michele O’Doherty of Camden Council on 17th October 2014 to discuss the proposals and a number of changes were made to the scheme as a result. A further meeting was held in November 2015 to review the amendments and ‘in principle’ agreement was reached with the design officer. Full details of the pre-application discussions are provided within the Design and Access Statement, alongside a detailed description of the evolution of the proposals.

The Submission

As well as this covering letter the following documentation is submitted in support of this planning and listed building consent application:

- Red line plan prepared by ICA;
- Consented and proposed plans, drawings and elevations prepared by ICA;
- Design and Access Statement prepared by ICA;
- Heritage Statement produced by Alan Baxter Associates;
- Basement Impact Assessment prepared by Engenuiti;
- Planning application fee of £544.00.

I trust the enclosed is sufficient for your assessment of the proposals and I look forward to receiving confirmation that the application has been validated. 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.

Yours sincerely,

Anna Snow
Director