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114-116 Charing Cross Road  
London  
WC2H 0JR

Application Ref: **2016/3847/L**  
Please ask for: **Sarah Freeman**  
Telephone: 020 7974 **2437**

20 September 2016

Dear Sir/Madam

## **DECISION**

Planning (Listed Building and Conservation Areas) Act 1990

### **Listed Building Consent Granted**

Address:  
**10 Denmark Street**  
**London**  
**WC2H 8LS**

Proposal: Removal of paint to front elevation; roof repairs and alterations; internal alterations to existing layout and the removal of modern steel columns and lower ground and ground floor levels.

Drawing Nos: Site Location Plan; 1401\_10D(PL-EX): -00, -01, -02, -03, -10 -11, -12, -13; 1404\_10D(PL): -01, -02, -03, -10, -11, -12, -13; Heritage Statement produced by Alan Baxter & Associates, dated July 2016

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 works hereby approved are only those specifically indicated on the drawing(s) referred to above.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 All new external and internal works and finishes and works of making good to the retained fabric, shall match the existing adjacent work with regard to the methods used and to material, colour, texture and profile, unless shown otherwise on the drawings or other documentation hereby approved or required by any condition(s) attached to this consent.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 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) A sample of the proposed clay roof tiles to be displayed on site.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 [and DP25 if in CA] of the London Borough of Camden Local Development Framework Development Policies.

- 5 Notwithstanding the approved drawings and supporting documents, no works to remove paint to any external area of the building is authorised by this consent without prior approval of details in writing from the Council. Those details shall include the undertaking of trials and shall be submitted to and approved in writing by the Council as local planning authority before the work is begun and the work shall be carried out in accordance with such approved proposals.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

1 Reasons for granting listed building consent:

The application site is a Grade II listed building, and forms part of the St Giles Circus site (comprising the site of 138-148 (even) Charing Cross Road, 4, 6, 7, 9, 10, 20-28 (inc) Denmark Street, 1-6 (inc) 16-23 (inc) Denmark Place, 52-59 (inc) St.Giles High Street, 4 Flitcroft Street and 1 Book Mews), currently undergoing redevelopment (planning ref 2012/6828/P, approved 31/03/2015). The building's interior structure has been rebuilt during the mid-late 20th Century, however the plan form is largely maintained.

Externally the current proposals consist of the removal of paint to the front elevation through poultice paint removal treatment and the replacement of the existing roof covering with clay tiles. The principle of paint removal is acceptable, however a condition has been attached to this decision requiring a method statement and trial areas for approval to be undertaken to ensure that the brickwork is not damaged. The replacement of the existing mansard roof with a pitched roof and dormer windows was approved under listed building consent 2012/6868/L, dated 31/03/2015. Supported by additional research carried out by the applicant, it is proposed to re-roof in clay tiles as opposed to the previously approved slate. This is considered to be acceptable and a more appropriate material for the age and character of the building. Internally, the proposed removal of modern steel columns at lower ground and ground floor levels is considered to be acceptable. The proposed alterations to the approved internal layout of accommodation at first floor level does not affect any historic fabric, as it only comprises minor interventions within the 1950s rear extension.

The works detailed in this application are therefore considered to preserve the Grade II listed building's special interest.

Public consultation was undertaken by placement of a press notice and site notice. One response was received from the Covent Garden Community Association stating they had no objection. The site's planning history was taken into account when coming to 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

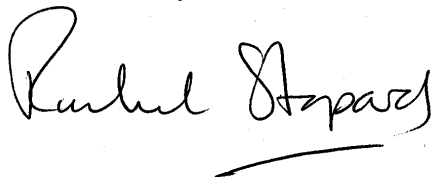
As such, the proposal is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policy DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policy 7.8 of the London Plan 2015, and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

- 2 The works approved by this Listed Building Consent are only authorised in relation to their impact on the special architectural and historic interest of the listed building. This decision does not authorise any works which require planning approval and any relevant works must seek permission through the necessary format before taking place.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, 5 Pancras Square, London N1C 4AG, (tel: 020-7974 6941).
- 4 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 are advised to consult the Council's Noise and Licensing Enforcement Team, 5 Pancras Square London N1C 4AG (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

You can find advice about your rights of appeal at:

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

Yours faithfully



Rachel Stopard  
Executive Director Supporting Communities