

Address:	7 Denmark Street London WC2H 8LS		4
Application Number:	2016/0088/P	Officer: Jonathan McClue	
Ward:	Holborn & Covent Garden		
Date Received:	05/01/2016		
Proposal: Partial demolition of single storey rear elements; additional storey to the rear workshop building to create an eating area for the existing bar (A4) use; basement extension to provide additional office (B1a) space and new residential bicycle storage and associated works.			
Background Papers, Supporting Documents and Drawing Numbers: 1401_7D(PL-EX/PL)00 Rev 01, 1401_7D(PL-EX)00-14 Rev 01, (1401_7D(PL))00 Rev 01; 01 Rev 03; 02 Rev 02; 03 Rev 02; 10 Rev 03; 11-12 Rev 02; 13 Rev 03 and 14-20 Rev 02, Heritage Statement dated December 2015, Heritage Statement Addendum dated April 2016, Design and Access Statement dated December 2015, Design and Access Statement Addendum dated February 2016, Basement Impact Assessment Rev 00 dated 16/11/2015, Response to BIA Audit 12336-08: D1 Rev 00 dated 18/03/2016 and cover letter dated 05/01/2016.			
RECOMMENDATION SUMMARY: Grant Conditional Planning Permission Subject to Section 106 Legal Agreement			
<u>Related Application</u> Date of Application:	05/01/2016		
Application Number:	2016/0143/L		5
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RECOMMENDATION SUMMARY: Grant Conditional Listed Building Consent			
Applicant:	Agent:		
Consolidated Developments Ltd c/o Agent	Iceni Projects Flitcroft House 114-116 Charing Cross Road London WC2H 0JR		

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing		<i>B1a Business - Office</i>	<i>94m²</i>
		<i>A4 Drinking Establishments</i>	<i>101m²</i>
Proposed		<i>B1a Business - Office</i>	<i>103m²</i>
		<i>A4 Drinking Establishments</i>	<i>87m²</i>
		<i>A3 (ancillary) Cycle Storage Space</i>	<i>23m²</i>

OFFICERS' REPORT

Reason for Referral to Committee: This application is reported to the Development Control Committee because it involves the making of a planning obligation (a Basement Construction Plan) under Section 106 of the Town and Country Planning Act 1990 which does not allow for an exemption from the scheme of delegation (part vi).

1. SITE

- 1.1 The application site comprises of 7 Denmark Street including the main building, its rear yard and outbuilding/workshop. The site is listed at grade II* and lies within the Denmark Street Conservation Area. 7 Denmark Street is one of the original houses to survive from the creation of Denmark Street in the 1680s. Its principal façade retains much of the seventeenth-century detailing, including its plum-red bricks, stone string courses and keystones. The rear façade retains some of the original plum-red brickwork up to first-floor level, with the upper part being rebuilt in stock brick and a modern fire escape has been attached. The yard space 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 main building has a current lawful use as a bar (A4) at ground floor/basement with offices (B1a) above.
- 1.2 The workshop building is a simple single-storey structure that appears to have been built between 1870 and 1888. It was not originally accessed from 7 Denmark Street but from 8 Denmark Street as part of the 'Invalid Chair Factory'. The rebuilding of no. 8 in the 1920s led to alterations to the workshop, especially to its roof. It has lost its roof lights, door and most of its windows, which have been partly replaced with a modern timber infill. The interior is poorly preserved and the workshop is currently not in use.
- 1.3 The host property was listed in conjunction with the attached building at 6 Denmark Street as grade II buildings in 1951. Historic England notified the Council on 21/03/2016 that 6 and 7 Denmark Street have separate entries and are upgraded to grade II*. This is because the buildings are considered to have more than special architectural and historic interest due to the early date of the buildings and the substantial survival of historic fabric. The addresses also have comparable but differing qualities, with no. 6 in particular having a strong music connection with the first floor of the outbuilding containing a number of drawings and written graffiti by John Lydon (A.K.A. Johnny Rotten from the Sex Pistols).
- 1.4 The site forms part of the wider St. Giles Circus site which includes properties on Charing Cross Road, Denmark Street, Denmark Place, St. Giles High Street, Flitcroft Street and Books Mews. The host property is located within Zone 3 of that development which includes the area south of Denmark Street. Works to the property and changes to its use have already been approved under 2012/6858/P and 2012/6865/L. This includes repairing brickwork, replacing sliding sash windows as well as replacement dormers and facing tiling. The basement has been consented as office (B1a) space, the ground floor as a bar (A4) and the upper floors as residential units (C3).

2. THE PROPOSAL

Original

- 2.1 Planning permission and listed building consent are sought for the partial demolition of non-original single storey rear elements to the main building; an additional storey to the rear workshop building to create an eating area for the existing bar (A4) use and a basement extension to provide additional office (B1a) space and new residential bicycle storage. The proposed development would include associated internal and external works to the listed buildings.
- 2.2 Within the rear internal courtyard the majority of the modern single storey additions would be removed including the WC block and store. The existing kitchen would be upgraded along with the rear façade of the main building to improve its appearance.
- 2.3 The proposed workshop extension would maintain the boundary wall to the yard in its entirety (facing Book Mews) and the front screen wall to the existing mews workshop. The first floor extension would have a maximum height of 5.72m; a depth of 3.88m and a width of 4.82. It would be timber framed with obscurely glazed windows on its main elevation and rooflights above. An external painted metal stair and landing would connect the ground and first floors. The extensions would provide ancillary eating space for the existing bar use (A4).
- 2.4 The existing basement would be extended to include new ancillary accommodation for the office use. In addition, a further basement area would be created to the rear of the site to be accessed from Book Mews via a solid access stair with bike wheel ramp. This area would provide 22 cycle parking spaces in the form of two-tier Josta Stands. It would replace the cycle parking approved in Book Mews under 2012/6858/P and be fully secure and lockable. The basement would have a total area of 32.32sq.m with the cycle storage area having a maximum floor to ceiling height of 2.7m and a depth of 3.53m below ground level.
- 2.5 The proposed materials include timber frame with glazed infill; timber frame with stock brick; new brickwork in elongated handmade clay bricks; reclaimed stock brickwork to brick repair; metalwork in blackened bronze and reclaimed granite sett paving.
- 2.6 This application is submitted in the context of a series of related permissions for the redevelopment of the wider St Giles Circus area (including 2012/6858/P and others mentioned below under relevant history). 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.

Revisions

- 2.7 Following an assessment from Officers, a number of alterations to the drawings and an addendum to the Design and Access Statement were submitted on 09/02/2016. The revised drawings obscurely glazed the first floor extension of the workshop to prevent overlooking of residential properties, added clear demarcation between the main building and the workshop to prevent patrons from using the courtyard and removed the references to the excavation and underpinning to the front of the site under the pavement vaults. Clarification was included on the numbers, dimensions and access of the cycle store (including the provision of a

wheel ramp) along with a comparison to the consented resident's cycle store under 2012/6858/P.

- 2.8 Additional information regarding the Basement Impact Assessment was submitted on 21/03/2016 following concerns raised by Campbell Reith during the independent audit process.
- 2.9 Subsequent to the upgrading of the statutory listing of the host property to grade II* on 21/03/2016, a Heritage Statement Addendum was submitted on 15/04/2016.
- 2.10 Revised drawings were received on 12/05/2016 to amend the proposed front screen wall of the rear workshop building. Instead of raising the existing wall by 350mm with matching brickwork, the plans were amended to show an alternative material between the wall and the first floor extension.

3. RELEVANT HISTORY

Application site

- 3.1 **P13/34/C/19830:** Planning permission was granted and no.s 6 and 7 Denmark Street for the change of use to offices, storage and residential and extensions to the rear on 16/05/1975.
- 3.2 **PT/TD/DC/02/28247:** Planning permission was granted for change of use of the basement from club to storage, ground floor from office, betting office and club to shop and the first floor from workroom and showroom or residential on 04/10/1977.
- 3.3 **2012/6865/L:** Listed building consent was granted for sliding sash casement windows, reclaimed natural slate tiles, repair and refurbishment of brickwork and shopfront and replacement of front dormers in connection with the redevelopment of St Giles Circus site on 31/03/2015.

Wider application (St Giles) site

- 3.4 Planning permission was granted on 31 March 2015 under **2012/6858/P** for redevelopment of the wider site including:
 - erection of three buildings (5 and 7 storey buildings facing Centre Point Tower and a 4 storey building on Denmark Place)
 - demolition of 1-6, 17-21 Denmark Place and York and Clifton Mansions with retained facades at 1-3 Denmark Place and York and Clifton Mansions
 - 2895sqm of basement Event Gallery space (Sui Generis)
 - a 678sqm urban gallery with 1912sqm of internal LED screens (Sui Generis)
 - 884sqm of flexible retail and restaurant floorspace (Class A1/A3)
 - 2404sqm of restaurant floorspace (Class A3)
 - 385sqm of drinking establishment (Class A4)
 - 14 bedroom hotel (Class C1) between Denmark Place and Andrew Borde Street
 - change of use 4, 6, 7, 9, 10, 20-28 Denmark Street, 4 Flitcroft Street and 1 Book Mews to provide 4,308sqm of office floor space (Class B1a)
 - 2,959sqm of private residential floor space (Class C3)
 - 239sqm of affordable housing (Class C3)
 - 2540sqm of retail floor space (Class A1)

- new pedestrian route from Andrew Borde Street to Denmark Street at ground floor level and associated partial demolition at 21 Denmark Street

With regards 7 Denmark Street the approved scheme involved:

- the basement was consented as office (B1a) space, the ground floor bar (A4) was retained and the upper floors were converted from office to residential (C3)
- repairing of brickwork and windows, replacement of front dormer and repair of the roof

- 3.5 In addition to the above approval, a number of associated applications were approved including Conservation Area Consent (ref: 2012/6860/C); Advertisement Consent (ref: 2012/6863/A); planning permission at 71 Endell Street for change of use from office to affordable housing (ref: 2012/6861/P) and various listed building consents ref: 2012/6872/L, 2012/6864/L, 2012/6867/L, 2012/6868/L, 2012/6869/L, 2012/6870/L, 2012/6871/L.
- 3.6 A Minor Material Amendment has a resolution to grant subject to a Section 106 legal agreement (agreed at Member's Briefing on 26 November 2015) under 2015/3900/P for changes to 4 Flitcroft Street, 1 Brook Mews and 4 Denmark Street. The approved amendments include alterations to design and materials and changes to approved layout of the development including the internal reconfiguration of Buildings A,B,C and D, alterations to internal layout and shopfronts in Denmark Street (north) and alterations to 4 Flitcroft Street including changes to roof pitch of approved rear extension.
- 3.7 A Minor Material Amendment has a resolution to grant subject to a Section 106 legal agreement (agreed at Development Control Committee on 17/03/2016) under 2015/6939/P and 2015/6937/L for repairs and restoration to 22 Denmark Place and 26 Denmark Street; the demolition and rebuilding of 23 Denmark Place; the temporary removal of 22 Denmark Place and a lower ground floor and basement extension to create additional venue space.

4. **CONSULTATIONS**

Statutory Consultees

Historic England on 12/01/2016 and 20/04/2016

- 4.1 The original consultation response was received on the 12th of January. Historic England stated that they did not consider their notification to be necessary for the planning application and confirmed that the Council was authorised to determine the listed building consent as we see fit. Final authorisation was forwarded to the National Planning Case Unit (NPCU).
- 4.2 Following the upgrade of the listing of the building to grade II*, Officers re-consulted Historic England and asked whether they had any further comments. Historic England confirmed on 20/04/2016 that the Council is authorised to determine both the planning and listed building consents as we see fit. This has now been authorised by NPCU.

Greater London Archaeological Advisory Service (GLAAS) on 28/01/2016

- 4.3 The site lies in an area where archaeological remains of high significance can be predicted. The application site also forms part of the wider St Giles development upon which an archaeological condition has been applied and which requires

archaeological investigation of the areas. A condition is therefore recommended to require a written scheme of investigation.

Crossrail on 05/02/2016

- 4.4 The site of this planning application is identified within the limits of land subject to consultation under the Safeguarding Direction. A condition is therefore recommended requiring detailed design and construction method statements for all of the ground floor structures, foundations and basements.

Transport for London and London Underground on 14/01/2016

- 4.5 It was confirmed in writing that London Underground Infrastructure Protection has no comment to make on this planning application.

Thames Water on 11/01/2016

- 4.6 No objection. Guidance on surface water drainage was included which is attached as an informative to the decision notice.

Conservation Area Advisory Committee and Local Groups

Denmark Street CAAC:

- 4.7 Consulted on 08/01/2016 and no response received.

Covent Garden Community Association on 29/01/2016 objection:

- 4.8 The additional storey and design of the rear workshop would result in an inappropriate increase in massing harming the character and appearance of the conservation area and adjacent listed buildings, as well as adjacent mews buildings. Additionally, the increased space which would extend an entertainment use (A4) would compound noise and disturbance. The windowed design of the additional storey would have an impact on privacy for adjacent residents.

Adjoining Occupiers

<i>Number of letters sent</i>	28
<i>Total number of responses received</i>	0
<i>Number in support</i>	0
<i>Number of objections</i>	0

- 4.9 Consultation letters were sent to 28 residents on 08 January 2016. A press notice was in place between 14 January 2016 and 04 February 2016 and site notices were erected on the 14th of January. No written responses were received.

5. POLICIES

- 5.1 Set out below are the LDF policies that the proposals have primarily been assessed against. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

LDF Core Strategy and Development Policies

CS1 – Distribution of growth

CS2 – Growth areas

CS5 – Managing the impact of growth and development

CS7 – Promoting Camden's centres and shops

CS8 – Promoting a successful and inclusive Camden economy
CS9 – Achieving a successful Central London
CS10 – Supporting community facilities and services
CS11 – Promoting sustainable and efficient travel
CS13 – Tackling climate change through promoting higher environmental standards
CS14 - Promoting high quality places and conserving our heritage
DP12 – Supporting strong centres and managing the impact of food, drink, entertainment and other town centre uses
DP13 – Employment premises and sites
DP15 – Community and leisure uses
DP16 – The transport implications of development
DP17 – Walking, cycling and public transport
DP18 – Parking standards and limiting the availability of car parking
DP19 – Managing the impact of parking
DP20 – Movement of goods and materials
DP21 – Development connecting to the highway network
DP22 – Promoting sustainable design and construction
DP24 – Securing high quality design
DP25 – Conserving Camden's heritage
DP26 – Managing the impact of development on occupiers and neighbours
DP27 – Basements and lightwells
DP28 – Noise and vibration
DP29 – Improving access

5.2 **Supplementary Planning Policies**

Camden Planning Guidance (CPG)

- CPG1 Design 2015
- CPG3 Sustainability 2015
- CPG4 Basements 2015
- CPG5 Town centres, retail and employment 2013
- CPG6 Amenity 2011
- CPG7 Transport 2011
- CPG8 Planning obligations 2015

Denmark St Conservation Area Appraisal and Management Strategy (March 2010)

5.3 **London Plan 2016**

5.4 **National Planning Policy Framework 2012**

Paragraphs 14, 17, 18, 23-27, 29-41, 56-68 and 126-141.

6. **ASSESSMENT**

6.1 The principal consideration material to the determination of this application are summarised as follows:

- Land Use;
- Design, Impact on the Conservation Area and Listed Building;
- Basement Impact;
- Neighbouring Amenity;
- Transport;
- CIL

Land Use

- 6.2 Denmark Street is known as “Tin Pan Alley” and is a highly important centre for the UK’s music industry. The specialist retailers located on the ground floor (and sometimes other floors) tend to focus on the sale and repair of music instruments. Other music industry activities including recording studios, artist management offices, instrumental repair workshops, music publishing houses and agents are located on upper floors. Music industry activities make a fundamental contribution to the special character of Denmark Street and support associated retail provision.
- 6.3 The approved development under 2012/6858/P retained the office (B1a) within the basement, the bar (A4) on the ground floor and resulted in the introduction of residential units (C3) on the upper floors. This proposal does not result in any changes of use to the above.
- 6.4 The existing office within the basement would be provided with 19m² of ancillary accommodation to its rear. This space would be directly accessed from a corridor that benefits from a lightwell. The additional space for the office use would support policies CS8 and DP13 which seek to safeguard existing employment premises and is encouraged.
- 6.5 The ground floor of the building was retained as a bar under 2012/6858/P with the main building being used as a bar serving area, the modern single storey extensions as WCs, a kitchenette and a store, the rear workshop building as a store and the open yard as external space for the pub. The approved floor area for the pub was 101m². The proposed development, through the demolition of parts of the modern single storey additions to the building, would result in a floor area of 87m² (a loss of 14m² of pub space). The loss of floor space is not considered to cause harm to the vitality and viability of the pub as redundant storage spaces would be removed. The introduction of ancillary space for eating would also diversify the existing use.
- 6.6 The ancillary cycle storage space (23m²) would be new build. It would serve the above residential units and others within the wider scheme. The new facility would replace an approved storage area located within the yard to Book Mews.
- 6.7 Based on the above the proposal is considered acceptable in land use terms. The existing 3 uses on site would be enhanced by the proposal.

Design, Impact on the Conservation Area and Listed Building

Statutory Duty and Assessment of Harm

- 6.8 In considering the proposals, special regard has been given to the desirability of preserving the listed buildings and their setting, and their features of special architectural or historic interest, under s.16 and s. 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.
- 6.9 Special attention has also been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the aforementioned statute as amended.

- 6.10 Paragraph 132 of the NPPF advises that great weight should be given to a designated heritage asset's conservation when considering the impact of a proposed development on its significance, in this case being the listed building at 7 Denmark Street and the Denmark Street Conservation Area. The NPPF also cites in Paragraph 134 that *"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use."*

External and internal alterations to main building

- 6.11 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 historic townhouse building and the mews building within the yard, diminishing the distinction between the primary townhouse and the secondary mews workshop. Due to the age, quality and appearance of the modern additions, there is no objection to their removal as they are not of any historical or architectural significance. The removal of the modern single storey elements would also result in a physical and visual break between the main building and the rear workshop building, which would re-establish the hierarchy and distinction of the buildings. The demolition of these elements would therefore restore a sense of openness to the rear yard and better reveal the significance of the listed structures.
- 6.12 Minor internal alterations and refurbishments are proposed, which include the removal of non-original fixtures and the removal of non-original stud partition walls within the closet wing room at second floor level. The proposals maintain the historic plan-form and are not considered to affect the special historic and architectural interest of the building.
- 6.13 The proposal includes modifications to the kitchen which will be occupied by a new tenant to operate the ground floor A4 use. A future operator may require upgrades to the extract ventilation details which would require further planning permission and listed building consent. As these details are not before Officers, no assessment can be made regarding the likely impacts on the grade II* listed building. An informative is attached to the decision notice to ensure the applicant is aware of this obligation aware to the applicant.

Basement extension

- 6.14 The basement would extend behind the main house through the creation of a small opening behind the lightwell. The remainder of the perimeter walls would be retained and the depth and width of this part of the extension would remain subservient in plan form. This preserves the hierarch and legibility of the main house.
- 6.15 The proposed basement area to the rear would not be accessible from either the rear workshop or main house and would therefore not affect the room hierarchy of the structures. It would be independently accessed from Book Mews only and would be separated from the main basement by a thick wall.
- 6.16 The original submission had an annotation on the plans stating that there would be *excavation and underpinning to front under pavement vaults*. This proposal did not form part of the existing approval under 2012/6865/L. Officers consider that such an intervention would be unacceptable as these types of vaults are of great historic interest and significance. This element of the proposal has been removed after feedback from Officers.

Extension and alterations to rear workshop building

- 6.17 The rear workshop structure has suffered unsympathetic alterations and the proposals to better reveal it and works to repair and consolidate fabric are welcomed. The retained fabric would include the front brick elevation, chimney and fireplace. At ground floor level, detracting non-original elements of the building would be removed and the repair and refurbishment of the facade and internal fireplace would return this historic former workshop to a more legible historic form.
- 6.18 The original brick arched apertures in the ground floor are of a robust construction with deep reveals, exhibiting the construction type of an historic light industrial building. The proposed use of double glazing within these apertures is considered acceptable given the depth of reveals and the modern interventions that have taken place. Detailed drawings and information on the type of glazing (thickness, type, colouration) would need to be secured via condition to ascertain whether the proposed double glazing would harm the appearance of the façade. A metal access staircase would provide access to the upper floors. It is considered that this structure would maintain the semi-industrial character of this rear part of the site.
- 6.19 At first floor level, an additional storey would be constructed of timber and glass so it is clearly differentiated between the semi-industrial character of the brick lower storey and the high quality modern intervention above. The additional floor would maintain a modest height in relation to the adjacent outbuilding at 6 Denmark Street and the other surrounding buildings. The additional storey would be achieved by removing the non-original, damaged roof and 'sleeving' in new structural elements in order to create a sound structure while retaining the significant walls and fireplace.
- 6.20 A minor revision has been incorporated to the original proposals in response to a request from the Council's Conservation Officers, whereby the height of the existing brick wall is to be retained. This will enable clear legibility of the distinction between historic and modern building fabric.

Statutory listing upgrade

- 6.21 As stated within paragraph 1.3 (above), 7 Denmark Street was formerly listed as a grade II building in conjunction with no. 6. Historic England notified the Council on 21/03/2016 that 7 Denmark Street has been upgraded to have a separate entry as a grade II* listed building. The new list entry confirms that the workshop building to the rear of the site is part of the site's special interest. References are made to historic commercial uses and particularly the metal-working businesses for which outbuildings were constructed on this particular street. The entry makes specific reference to the chimney stack against the back wall and a large pitched skylight.
- 6.22 Following the upgrade to the listing of the property, the Council re-consulted Historic England who had previously given authorisation for the local authority to make a decision as it saw fit. Historic England confirmed in further correspondence that Camden could still make a decision in accordance with national, regional and local policy and authorisation has been verified by the NPCU. In addition, Officers requested that the applicant reassess the proposal in light of the upgraded listing. An addendum Heritage Statement was issued by Alan Baxter Limited which concluded that there was no reason to revise the assessment of the heritage impact of the scheme. The significance of the main building and rear workshop had already been recognised by the original Heritage Statement. The chimney stack

mentioned in the updated list entry would be retained and restored. The existing skylight on the workshop, which is covered, does not match the original skylight as shown on the 1888 map of the site and therefore has low significance. This justification is considered adequate. The proposed extension to the workshop would be designed with top-lighting to continue the semi-industrial character, thereby preserving the significance of the site.

- 6.23 The scheme was also revisited by the Council's Conservation Officers. Given the new listing is clear that the workshop building forms part of the building's special historic and architectural interest, it was requested that the height of the original brick wall was maintained, with new construction incorporated above. This amendment has been made (see paragraph 6.19 above).

Conclusion

- 6.24 On balance, it is considered that the proposals would have a positive impact on the designated heritage assets as they include the removal of modern additions that detract from the building's special interest, enhance the setting of the listed buildings and the character and appearance of the Denmark Street Conservation Area. This would be achieved by stripping away crudely designed accumulations and freeing up space in the yard, while installing facilities that are designed to complement the semi-industrial character to the rear of the site. The proposed additional storey is modest in height and would 'read' as a well-designed and modern alteration of the sort that is typically associated with industrial buildings. The basement extensions would respect the historic plan form and not result in a significant loss of historic fabric. Furthermore, the new facilities being created have an important purpose, which is to enable the site to be brought back into use and help sustain future uses for these listed buildings.

Basement Impact

Approved basement under 2012/6858/P

- 6.25 A basement has been approved under the majority of the wider St Giles Circus site within Charing Cross Road, Andrew Borde Street, St Giles High Street and the northern part of Denmark Street. The southern part of Denmark Street, including no. 7, was not subject to any subterranean development. The works here should therefore be assessed independently as they would not be connected to nor would they be directly affected by the basement development under 2012/6858/P.

Proposed basement

- 6.26 Policy DP27 and CPG4 - Basements and lightwells state that developers will be required to demonstrate with methodologies appropriate to the site that schemes for basements maintain the structural stability of the building and neighbouring properties; avoid adversely affecting drainage and run-off or causing other damage to the water environment; and avoid cumulative impact upon structural stability or water environment in the local area.
- 6.27 A Basement Impact Assessment (BIA) was submitted by Engenuiti Limited which was subject to an independent audit by Campbell Reith who released their initial report in February 2016. The independent audit process found that the BIA required further justification, including:
- a flood risk assessment to consider the risk of rising groundwater in Lynch Hill Gravel along with confirmation of the groundwater monitoring

- the depth to a suitable foundation stratum and the groundwater level need to be confirmed, or the BIA based on worst credible conditions and a ground investigation reported in a Basement Construction Plan (BCP)
- a flood risk assessment to address the identified risk of surface flooding in Denmark Street
- clarification is required with respect to temporary and permanent construction methodology, ground movement and building damage assessments
- indicative structural calculations are required
- the temporary exclusion of groundwater from the proposed basement requires further consideration
- agreement of condition surveys and monitoring of potentially affected properties is required

6.28 In response to the above Engenuiti Limited submitted a revised BIA on the 18th of March 2016. The updated report sought to close out the above issues. Campbell Reith assessed the new document and provided a final BIA audit in April 2016 with the following conclusions:

- on the basis of the flood risk assessment, it is accepted that the site has a low risk of flooding and that the proposal would not increase the risk of flooding elsewhere
- the basement would not significantly alter the groundwater regime of the aquifer below
- the proposed construction would not impact on surroundings roads and pedestrian rights of way
- ground movement damage induced by the proposed development to its adjacent structures shall not exceed the Burland Category 1
- site specific ground investigation is required to confirm the assumptions made with respect to ground and groundwater conditions to be reported in a BCP
- the design soil parameters and applicability of the referenced ground investigations need to be confirmed by site specific investigation. Outline calculations have been presented for the retaining walls, slab or foundations. These need to be confirmed in the BCP once the bearing structure is determined
- measures for excluding groundwater and any potential impacts should be detailed within the BCP
- the ground movement assessment predicted damage should be confirmed in the BCP once the final construction methodology has been agreed

6.29 In summary, whilst Campbell Reith consider that the potential impacts arising from the basement proposals have been identified, further information is required to fully assess their impacts and allow mitigation measures to be finally agreed. A BCP is therefore required with the assumptions made in the BIA to be confirmed once site specific ground and groundwater information have been obtained. The BCP would need to include the following:

- results of site specific ground investigation to confirm depth to, and nature of, bearing structure
- confirmation of construction sequence
- confirmation of proposals for dewatering (if required) and any potential impacts
- confirmation that ground movement/building damage assessments remain valid
- confirmation that structural calculations remain valid

6.30 Subject to a BCP being secured via Section 106 legal agreement, the development would accord with the objectives of Policy DP27 and CPG4.

Neighbouring Amenity

Noise and disturbance

6.31 While the proposed development would reduce the amount of pub (A4) space, it would result in the enlargement of the existing courtyard and the conversion of an ancillary eating area in place of storage. Officers do not consider that the additional eating area would result in a materially greater level of noise or general disturbance and other initiatives and conditions would be put in place to prevent the use of courtyard, which can currently be used by customers.

6.32 To prevent customers from loitering within the courtyard, the fire exit from the corridor on the ground floor would be labelled to prevent access through this avenue. The only access to the courtyard from within the pub would be through the main central door which leads out over a bridge link over the lightwell. The link leads to the rear of the site to access the ancillary eating space within the workshop building either from the ground floor or up a stairwell to the floor above. The clear demarcation, signage warning patrons and staff members would prevent customers from congregating outside. Furthermore, a condition restricting the use of the courtyard by customers would be secured. Officers consider that this is significantly better than the existing situation where there is no control over its use.

6.33 The ancillary eating space to the rear of the site would be conditioned to ensure that it remains connected to the existing pub use. This would prevent it from being used as a separate restaurant/bar which would intensify its use, especially as independent access could be gained from Book Mews to the rear. The use of the rear access would also be conditioned to prevent customers from entering the quiet mews. The hours of operation would reflect the main use of the site which is between 08:00 to 23:30 Monday to Saturday and 11:00 until 22:30 Sundays. While not a planning consideration the site lies within the Seven Dials Special Policy Area in the Camden's Statement of Licensing Policy which has special licensing policies.

Overlooking/loss of privacy

6.34 The first floor extension to the rear workshop building would be obscurely glazed to prevent customers overlooking the rear elevations of the adjacent buildings, in

particular the upper floors of 7 Denmark Street which serve residential flats. It is not considered that overlooking would be possible given this restriction.

Loss of light/outlook or overbearing

- 6.35 The first floor extension would be setback behind the wall of the adjacent outbuilding at 6 Denmark Street so that it would not impact on the rear windows of that building. To the rear the extension would sit behind an existing high brick boundary wall so that it would not be visible from within the mews. No residential properties are located within the other surrounding properties.
- 6.36 The first floor addition would be most likely to impact the first floor flat located at 7 Denmark Place. The rear elevation of this flat has 3 windows, one serving a communal staircore for the building, one serving a bathroom (which would be obscured) in the closet wing and another serving a bedroom. Due to the setback of the first floor extension (6.5m) from the affected window and its height, which is below the rear boundary wall behind it and below the eyelevel of an average sized person standing within the subject window, it is considered that it would not result in a significant impact in terms of loss of light or outlook for prospective occupiers of that flat. In any event, the first bedroom window at no. 7 is already impacted on by its own closet wing and the flat benefits from a living room/kitchen to the front which has 3 large windows overlooking the front of the site.
- 6.37 The adjacent window at 6 Denmark Street serves a bathroom in the closet wing. Due to the window being obscured, not serving a habitable room and given its orientation with the first floor extension it is not considered that the proposal would result in any undue harm to the living conditions of those prospective occupiers. The adjacent elevation at 8 Denmark Street, which has side windows facing the development, serves a commercial use.

Transport

- 6.38 The site has a PTAL score of 6b, the highest achievable, which indicates that it has an excellent level of accessibility by public transport. The nearest station is Tottenham Court Road; with Holborn, Goodge Street, Oxford Circus, Covent Garden and Leicester Square all within walking distance. The accessibility of the site will be further increased following the introduction of Crossrail services at Tottenham Court Road in 2018. The nearest bus stops for the many bus routes in the area are located on Charing Cross Road, Tottenham Court Road, St Giles High Street, Oxford Street and New Oxford Street.

Cycle parking

- 6.39 The main approval under 2012/6858/P included space for 20 cycles within the yard to Book Mews. As approved, the cycle storage is located within an open, unsheltered enclosure consisting of low-level brick walls with corner piers, in-fill metal fencing and a gate. It is considered that the open cycle store, without a canopy, does not offer a sufficiently secure and safe environment for keeping bicycles. Furthermore, Officers consider that the store would detract from the character of the yard and would take up amenity space for the surrounding uses.
- 6.40 The proposal includes a new cycle store within the basement of 7 Denmark Street to be accessed from Book Mews only. The proposed cycle store would be within a secure lockable enclosure, provide 22 spaces and be in accordance with the design requirements for two-tier Josta Stands in CPG7 (Transport). Access would

be provided via a 1200mm wide stair with an integral cycle wheel ramp installed to allow for ease of access. The door into the proposed store would be lockable and automated to improve usability.

- 6.41 The proposed cycle parking facilities would be located at basement level and accessed via set of stairs. Paragraph 9.8 of CPG7 states that the route to cycle parking from street level should be step free which is not the case here, however, the wheel ramp could accommodate a bike so it is arguably in accordance with this requirement. Notwithstanding this, the proposed cycle storage is considered to be a significant improvement over the original consented proposal by providing a greater number of spaces within a weatherproof and secure enclosure. On balance, the proposed cycle parking is considered to be acceptable.

Other matters

- 6.42 It is noted that a number of Section 106 requirements have been secured as part of the wider scheme (ref: 2012/6858/P) such as a financial contribution to public realm improvements and highway works of £1,693,408; a financial contribution towards the Tottenham Court Road two-way scheme (also known as West End Project) of £2,000,000; a financial contribution of £185,000 towards TfL cycle docking stations in the area; car-free development and a Construction Management Plan. While the subject application is an independent application, it will be implemented in coordination with the main scheme which provides the above benefits.

CIL

- 6.43 The proposed development would not be liable for the Mayor of London's Community Infrastructure Levy (CIL) or the Camden CIL as the additional floorspace does not exceed 100sq.m GIA and no residential units are proposed.

7. CONCLUSION

- 7.1 The proposed development would protect and enhance the existing uses on site as well as bring back to use and help sustain the future of the listed buildings. Overall, the internal and external alterations to the listed property would promote its significance and preserve and enhance the character and appearance of the conservation area. The removal of the modern single storey elements and upgrading of the listed structures would restore a sense of openness within the yard, better reveal the buildings and re-establish the hierarchy of the spaces. The basement extension and alterations to the workshop building would maintain plan form, respect historic fabric and result in subservient extensions to the structures. Subject to securing a BCP through legal agreement, Officers are confident that the proposal would maintain the structural stability of the building and neighbouring properties and avoid cumulative impact upon structural stability and the water environment in the local area. The additional eating area has been carefully designed and conditions would be attached to protect the amenities of adjoining occupiers. Finally, the new cycle parking provision is deemed acceptable and significantly better than the provision it would replace.

- 7.2 Planning Permission and Listed Building Consent is recommended subject to a S106 Legal Agreement covering the following Head of Term:

- Basement Construction Plan

8. LEGAL COMMENTS

8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

Condition(s) and Reason(s) **2016/0088/P**:

- 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 1401_7D(PL-EX/PL)00 Rev 01, 1401_7D(PL-EX)00-14 Rev 01, (1401_7D(PL))00 Rev 01; 01 Rev 03; 02 Rev 02; 03 Rev 02; 10 Rev 03; 11-12 Rev 02; 13 Rev 03 and 14-20 Rev 02, Heritage Statement dated December 2015, Heritage Statement Addendum dated April 2016, Design and Access Statement dated December 2015, Design and Access Statement Addendum dated February 2016, Basement Impact Assessment Rev 00 dated 16/11/2015, Response to BIA Audit 12336-08: D1 Rev 00 dated 18/03/2016 and cover letter dated 05/01/2016.

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 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.

- 4 At least 28 days before development commences:

(a) a written programme of ground investigation for the presence of soil and groundwater contamination and landfill gas shall be submitted to and approved by the local planning authority in writing; and

(b) following the approval detailed in paragraph (a), an investigation shall be carried out in accordance with the approved programme and the results and a written scheme of remediation measures [if necessary] shall be submitted to and approved by the local planning authority in writing.

The remediation measures shall be implemented strictly in accordance with the approved scheme and a written report detailing the remediation shall be submitted to and approved by the local planning authority in writing prior to occupation.

Reason: To protect future occupiers of the development from the possible presence of ground contamination arising in connection with the previous industrial/storage use of the site in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 All non-Road mobile Machinery (any mobile machine, item of transportable industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the [demolition and/construction] phase of the development hereby approved shall be required to meet Stage IIIB of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the [demolition and/construction] phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies CS5 (Managing the impact of growth and development) and CS16 (Improving Camden's health and wellbeing) of the London Borough of Camden Local Development Framework Core Strategy and policies DP32 (Air quality and Camden's Clear Zone) and DP22 (Promoting sustainable design and construction) of the London Borough of Camden Local Development Framework Development Policies.

- 6 None of the development hereby permitted shall be commenced until detailed design and construction method statements for all of the ground floor structures, foundations and basements and for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the Local Planning Authority which:-

(iii) Mitigate the effects of noise and vibration arising from the operation of the Crossrail railway within the tunnels and other structures.

(iv) Mitigate the effects on Crossrail, of ground movement arising from development

The development shall be carried out in all respects in accordance with the approved design and method statements. All structures and works comprised within the development hereby permitted which are required by paragraphs 1 (iii) and 1(iv) of this condition shall be completed, in their entirety, before any part of the building[s] hereby permitted is/are occupied.

Reason: To ensure that the development does not impact on the Crossrail in accordance with London Plan Policy 6.1 and 6.2, 2011 Table 6.1 and 'Land for Industry and Transport' Supplementary Planning Guidance 2012.

- 7 No demolition or development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition or development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

A. The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

Reason: Important archaeological remains may exist on this site. Accordingly the Council wishes to secure the provision of archaeological investigation and the

subsequent recording of the remains prior to development 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.

- 8 Noise levels at a point 1 metre external to sensitive facades shall be at least 5dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 10dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 9 The double glazed windows to the first floor of the rear workshop building, as annotated in drawing no. 1401_7D(PL)13 Rev 04, shall be permanently obscure glazed and fixed shut up to a height of 1.7m above the floor of the room in which the windows are installed before occupation of the extensions hereby permitted and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 10 The additional bar (A4) floorspace approved shall be used as an ancillary eating area for the existing bar only and for no other purpose, unless otherwise agreed in writing by the local planning authority. The eating area should not be used as a separate or independent use in the approved use class or any other.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises and immediate area by reason of noise and general disturbance in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 11 The additional bar (A4) use hereby permitted shall not occur outside of the following times: 08:00 to 23:30 Monday to Saturday and 11:00 until 22:30 Sundays and no customers shall be permitted within these premises outside of the approved hours of use.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy and policy DP12, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 12 The courtyard area should not be used by customers of the premises at any time and the rear door to the main building, labelled as 'means of escape' on drawing no. 1401_7D(PL)01 Rev 03, and the rear door to the rear workshop building labelled as 'access to Book Mews' on drawing no. 1401_7D(PL)01 Rev 03, shall be used by members of staff only except in emergencies.

Reason: To ensure that the future occupation of the building does not adversely affect the adjoining premises and immediate area by reason of noise and general disturbance in accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies.

- 13 As per drawing no. 1401_7D(PL)01 Rev 03, 22 secure and covered cycle storage facilities for the proposed residential units shall be provided in their entirety prior to the first occupation of the development, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy, policy DP17 of the London Borough of Camden Local Development Framework Development Policies and table 6.3 of the London Plan.

Informative(s):

- 1 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, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (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.
- 3 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are

implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to CIL@Camden.gov.uk

- 4 Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0800 009 3921 or for more information please visit our website at www.thameswater.co.uk

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

'We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission:"A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by

telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality."

Thames Water requests that the Applicant should incorporate within their proposal, protection to the property by installing for example, a non-return valve or other suitable device to avoid the risk of backflow at a later date, on the assumption that the sewerage network may surcharge to ground level during storm conditions.

- 5 The written scheme of investigation will need to be prepared and implemented by a suitably qualified professionally accredited archaeological practice in accordance with Historic England's Guidelines for Archaeological Projects in Greater London. This condition is exempt from deemed discharge under schedule 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.
- 6 This permission is granted without prejudice to the necessity of obtaining the necessary licenses under the Licensing Act 2003. The site is within the Seven Dials Special Policy Area where if representations are received for new licensing applications, they are likely to be refused. Further information can be found in the Councils Statement of Licensing Policy 2011 <http://www.camden.gov.uk/ccm/content/business/business-regulations/licensing-and-permits/general-licensing-information/licensing-policy.en>
- 7 You are advised that condition 12 means that no customers shall be on the premises and no noise generating activities associated with the use, including preparation and clearing up, shall be carried out otherwise than within the permitted times.
- 8 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 9 Any alterations, upgrading to, replacement of or new plant equipment (including kitchen ventilation and extract systems) would require full planning permission and listed building consent.

Condition(s) and Reason(s): **2016/0143/L**

- 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 All new work and work of making good shall be carried out to match the original 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 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 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.

- 4 No new plumbing, soil stacks, flues, vents, ductwork or rainwater goods and soil pipes shall be fixed on the internal or external faces or soffit of the building unless shown on the drawings hereby approved or as otherwise agreed by discharge of the relevant condition.

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 of the London Borough of Camden Local Development Framework Development Policies.

- 5 No new grilles, security alarms, lighting, cameras, display screens or other appurtenances shall be fixed on the internal or external faces or soffit of the building unless shown on the drawings hereby approved or as otherwise agreed in writing by the Council.

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 of the London Borough of Camden Local Development Framework Development Policies.

- 6 No aerials, plant, equipment or means of enclosure shall be erected other than as indicated on the approved drawings, unless otherwise agreed in writing by the Council.

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 of the London Borough of Camden Local Development Framework Development Policies.

- 7 All new external rainwater goods and soil pipes on the visible elevations shall be of cast iron and painted black.

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 of the London Borough of Camden Local Development

Framework Development Policies.

- 8 Notwithstanding the approved drawings and support documents, double glazed windows are not approved as part of this permission. Detailed drawings (plan, elevation and section drawings) for all new windows and doors at a scale of 1:10 shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun.

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 of the London Borough of Camden Local Development Framework Development Policies.

- 9 Detailed drawings, sample of materials and manufacturer's specification as appropriate in respect of all facing materials shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun. The work shall be carried out in accordance with such approved proposals.

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 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 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.



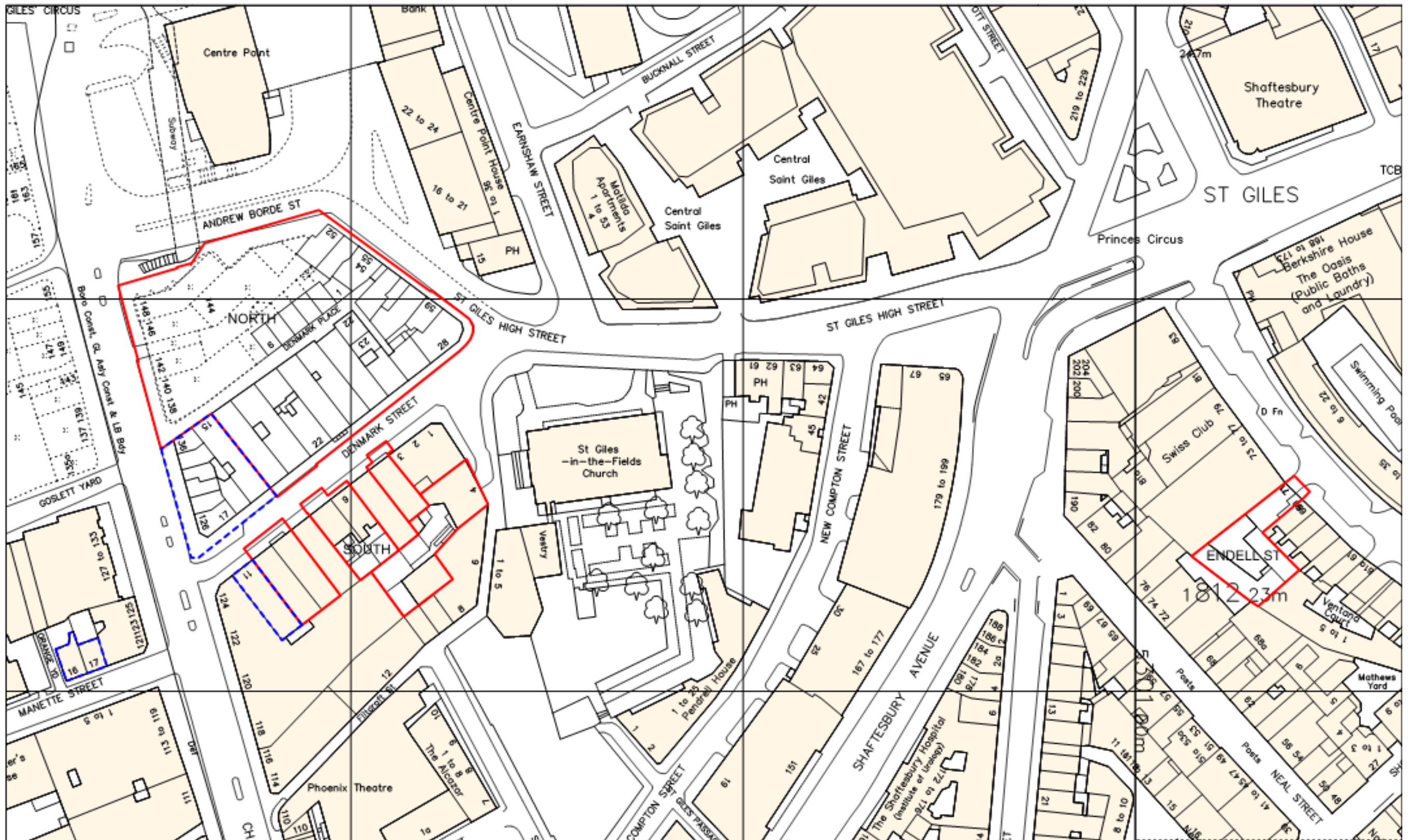
Application No: 2016/0088/P, 2016/0143/L

**7 Denmark Street
London
WC2H 8LS**

**Scale:
1:1250
Date:
19-May-16**



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Above: Front elevation of 7 Denmark Street



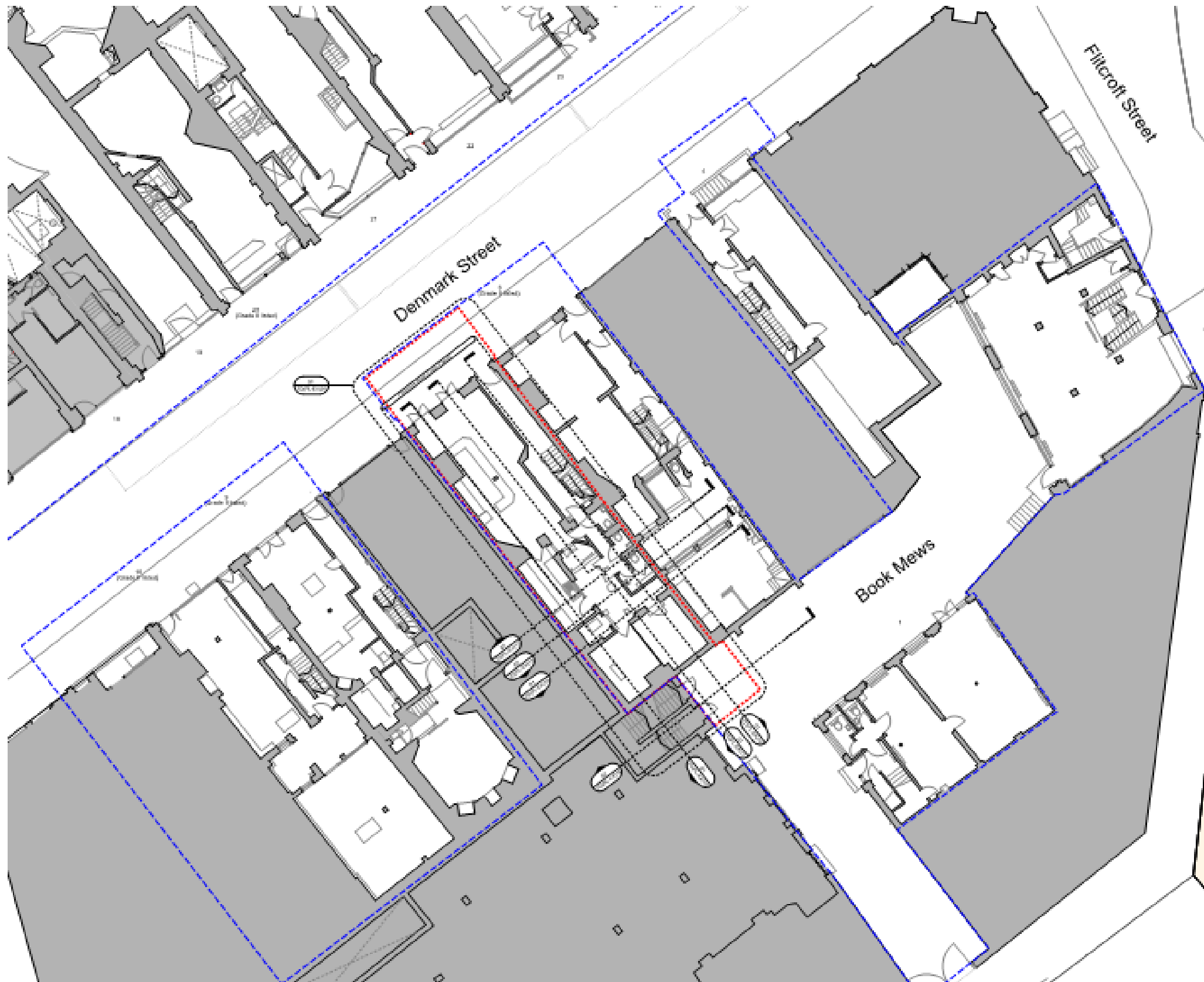
Above: Rear elevation of 7 Denmark Street, showing modern extensions



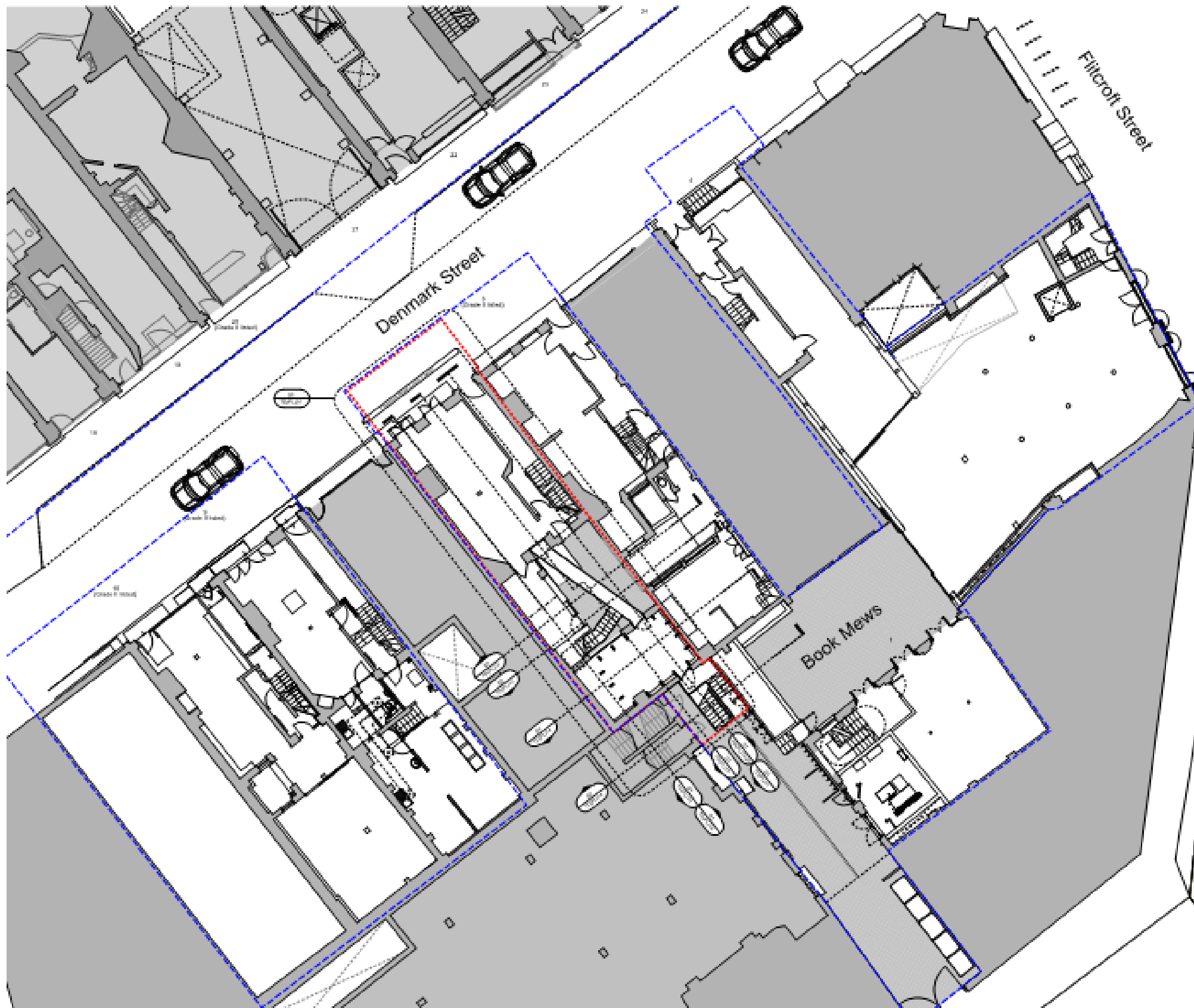
Above: Rear workshop building



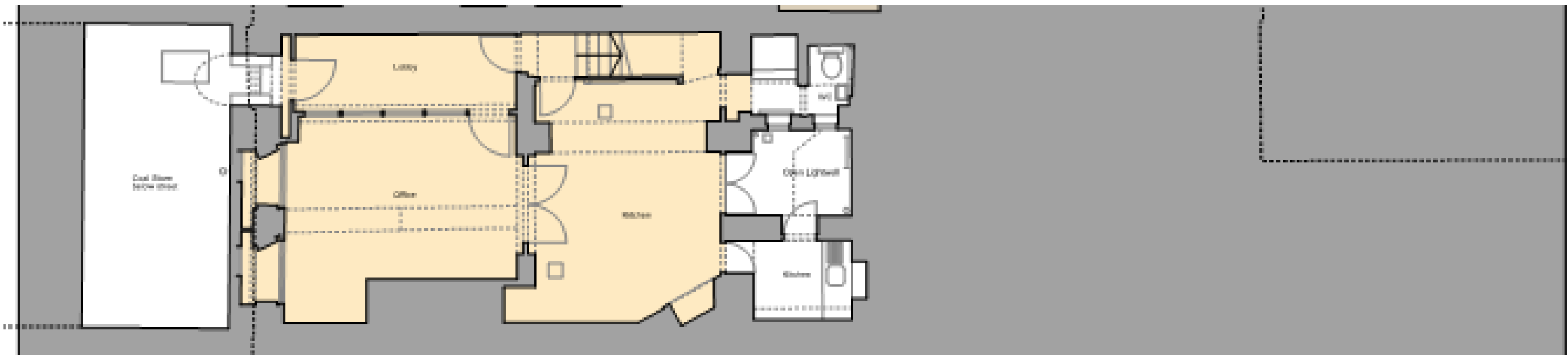
Above: View from above of rear workshop building and modern extensions



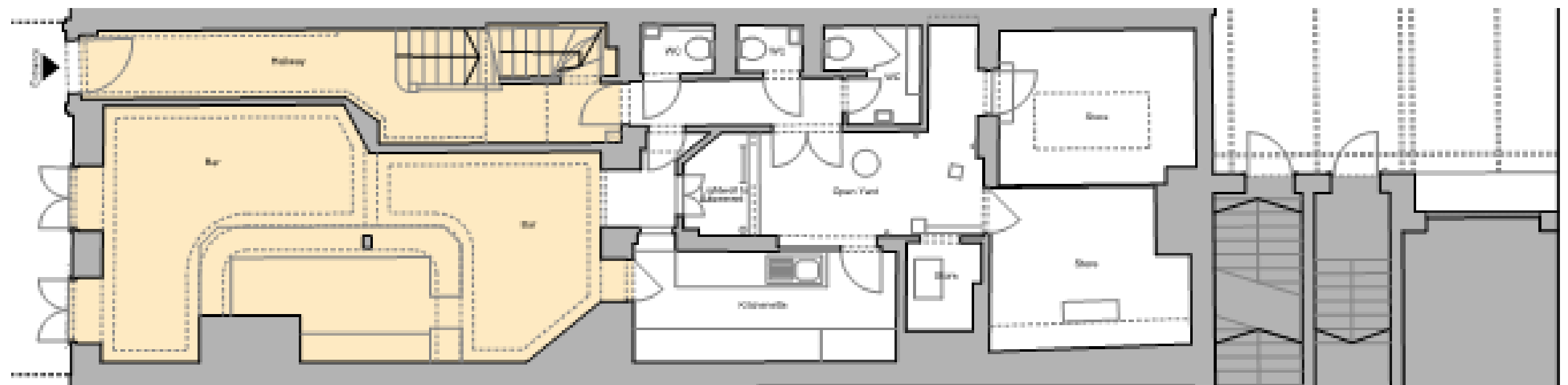
Above: Existing Site Plan



Above: Proposed Site Plan



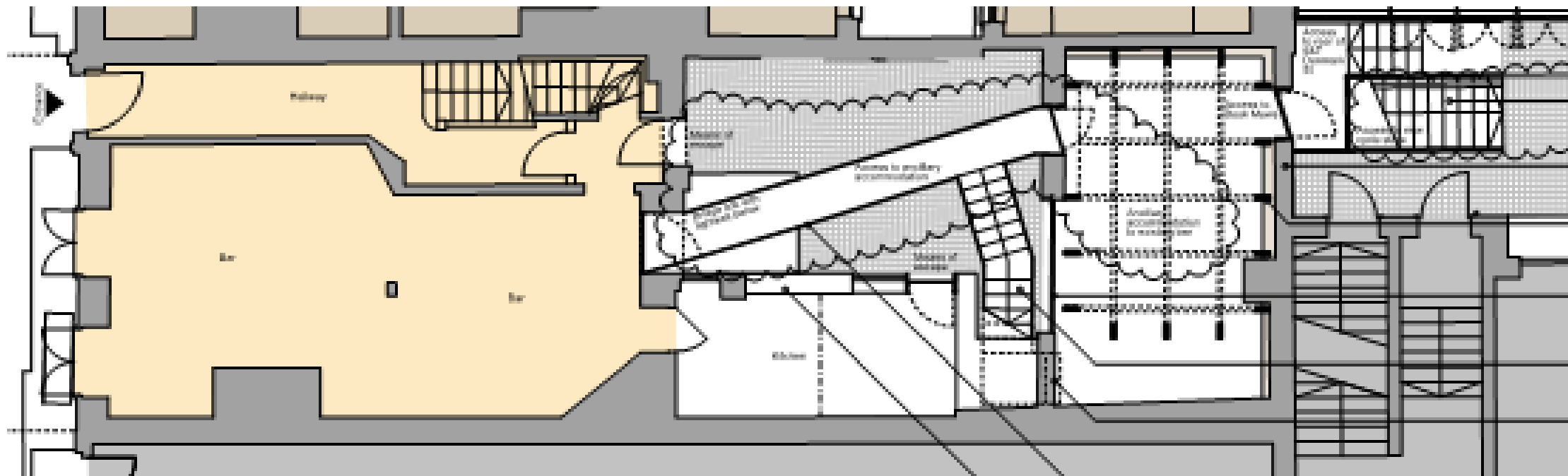
Above: Existing Basement



Above: Existing Ground Floor



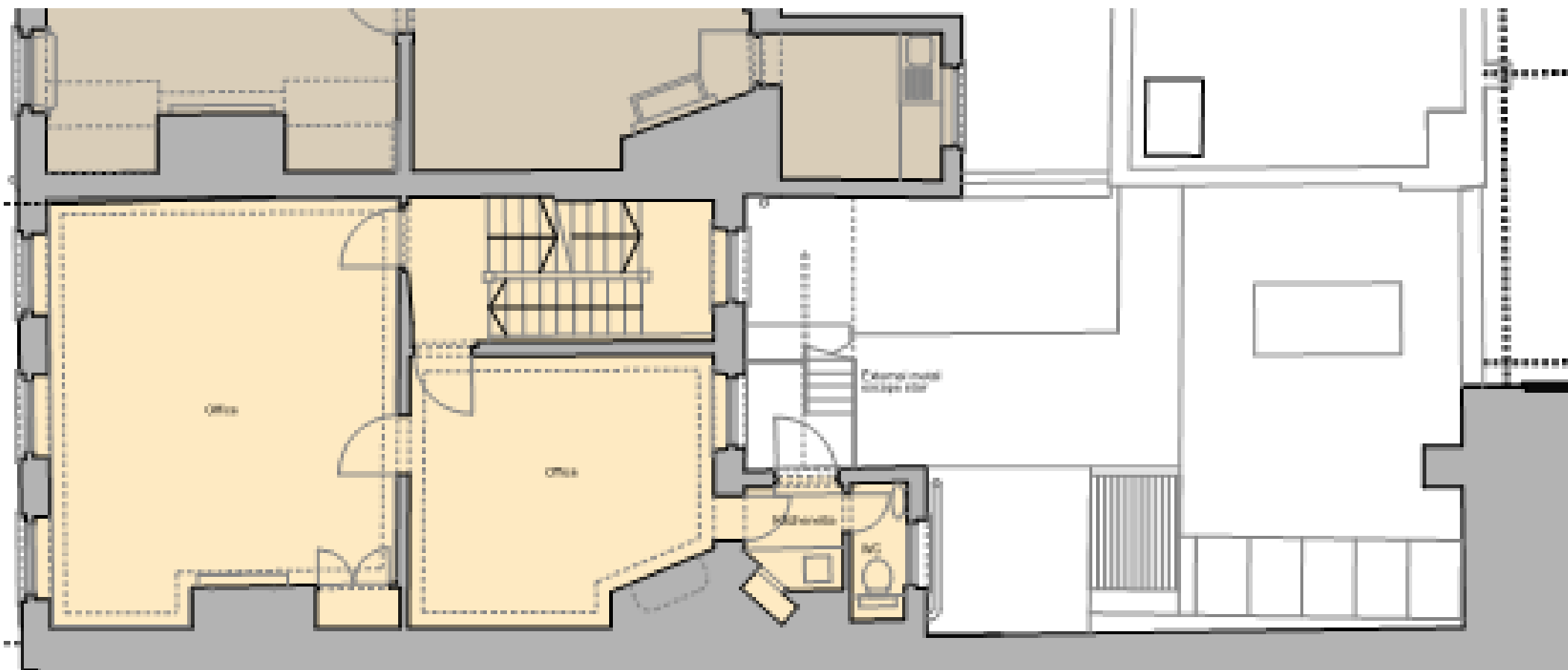
Above: Proposed Basement



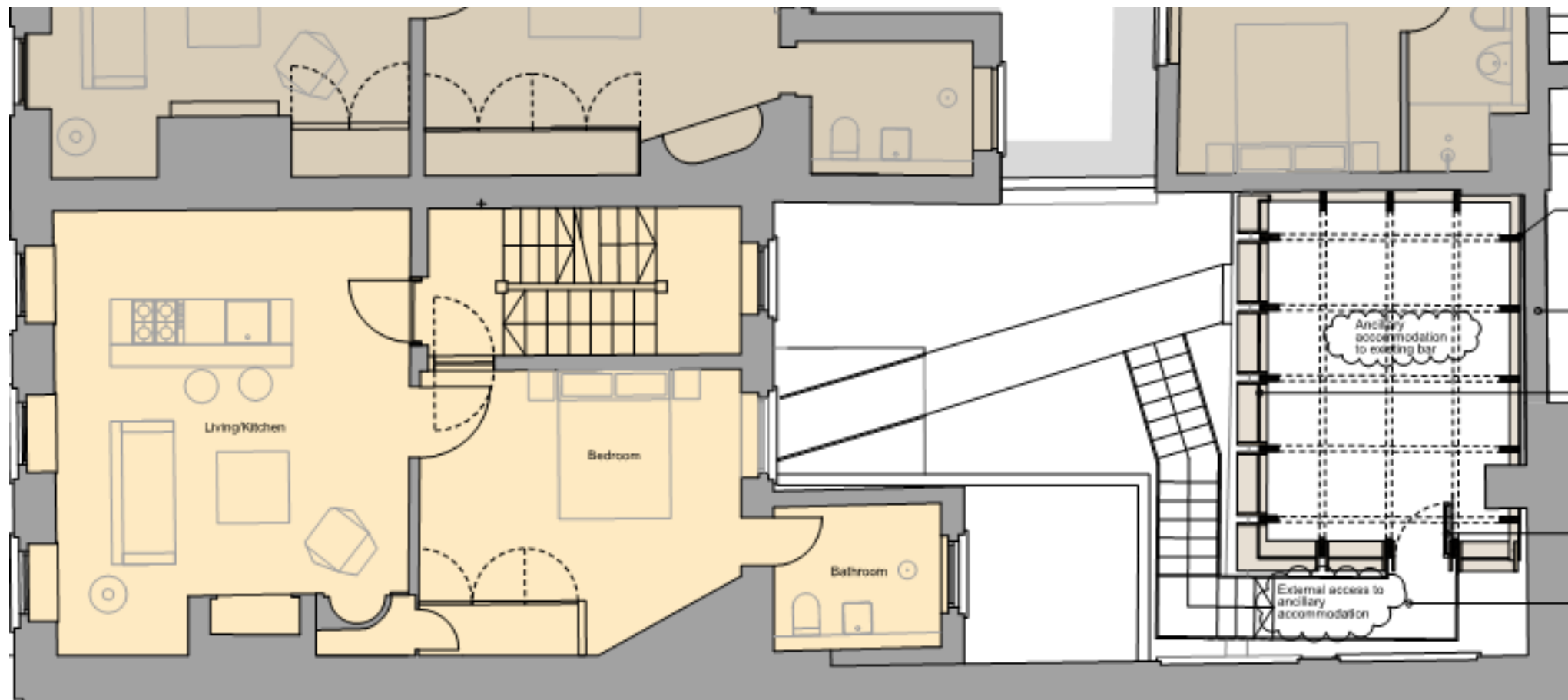
Above: Proposed Ground Floor



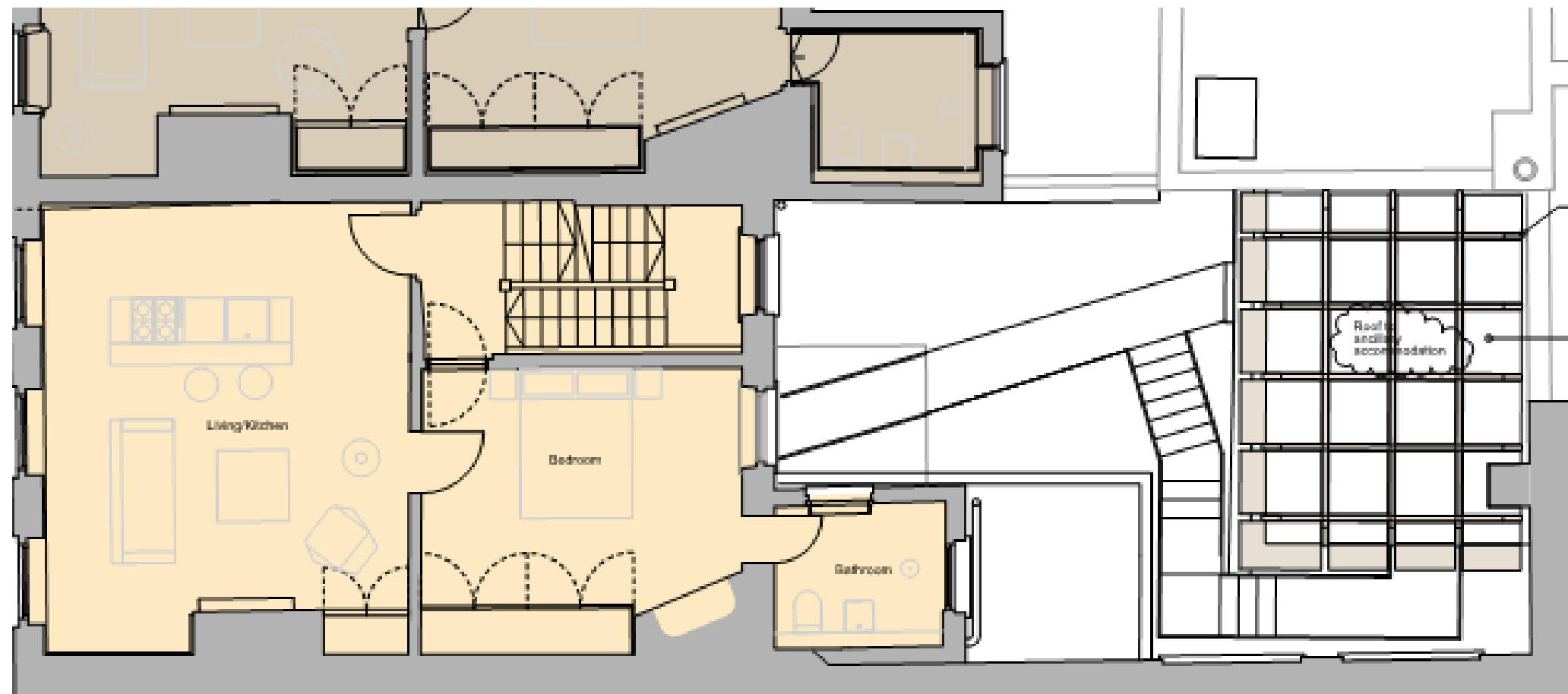
Above: Existing First Floor Plan



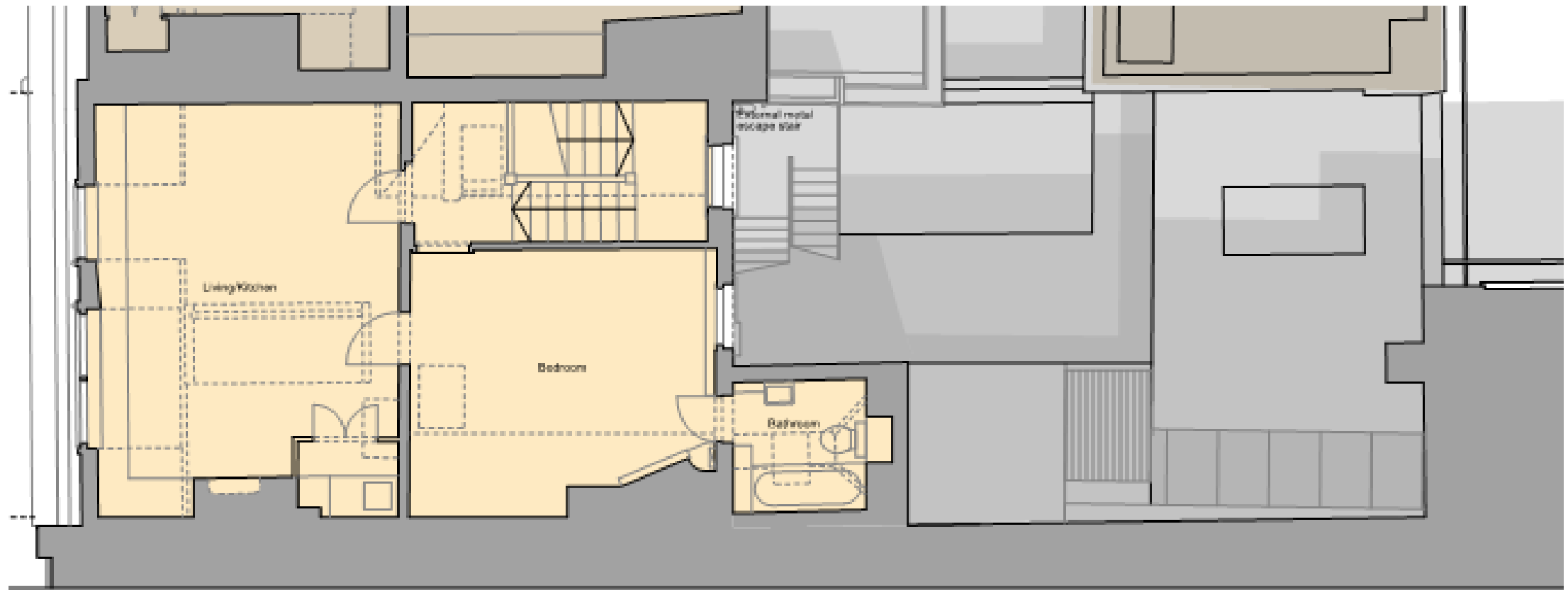
Above: Existing Second Floor Plan



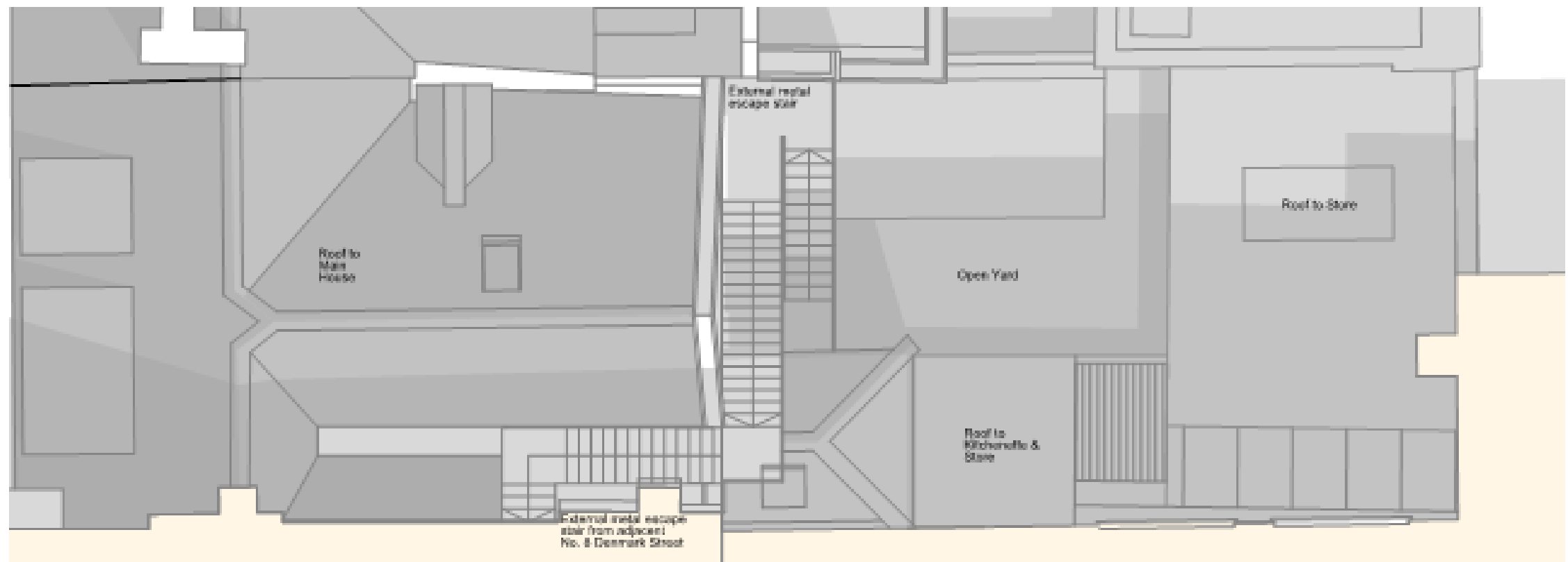
Above: Proposed First Floor Plan



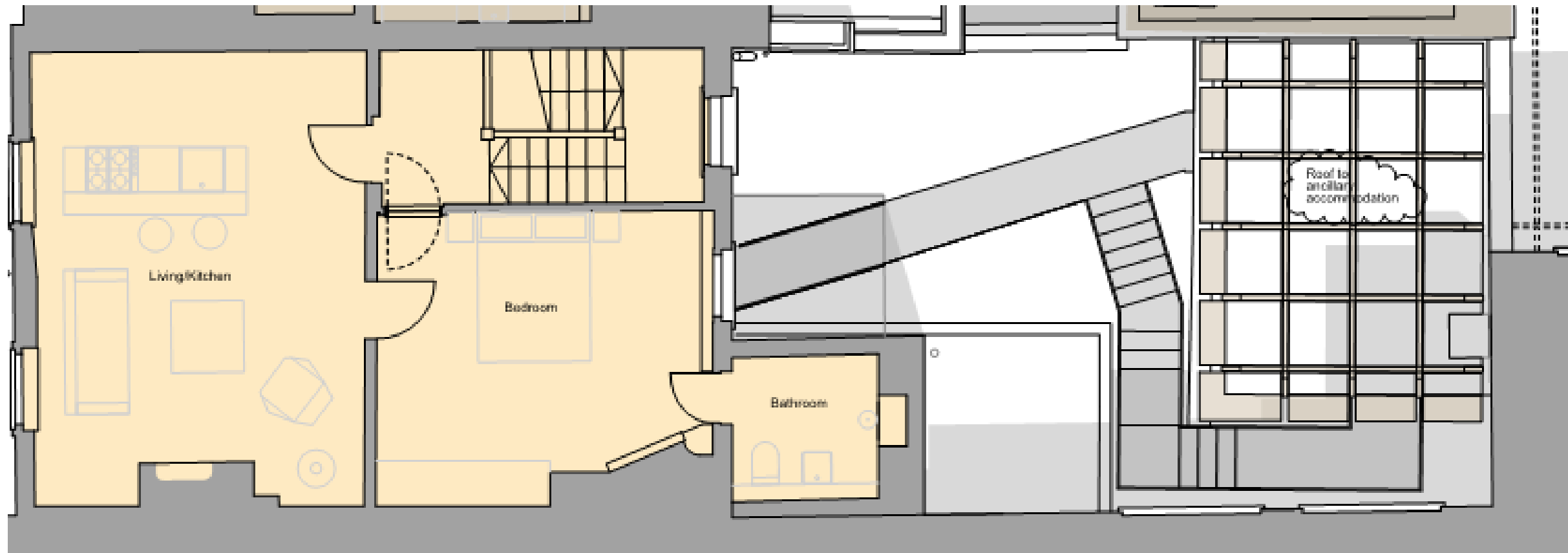
Above: Proposed Second Floor Plan



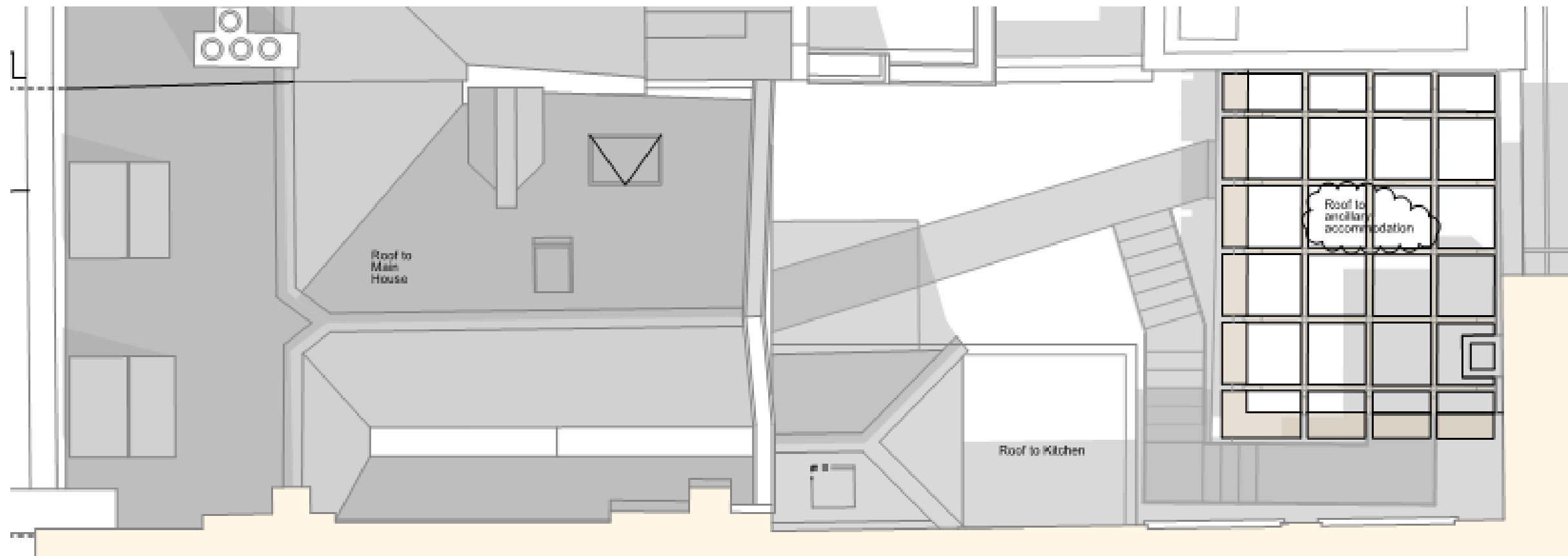
Above: Existing Third Floor Plan



Above: Existing Roof Floor Plan



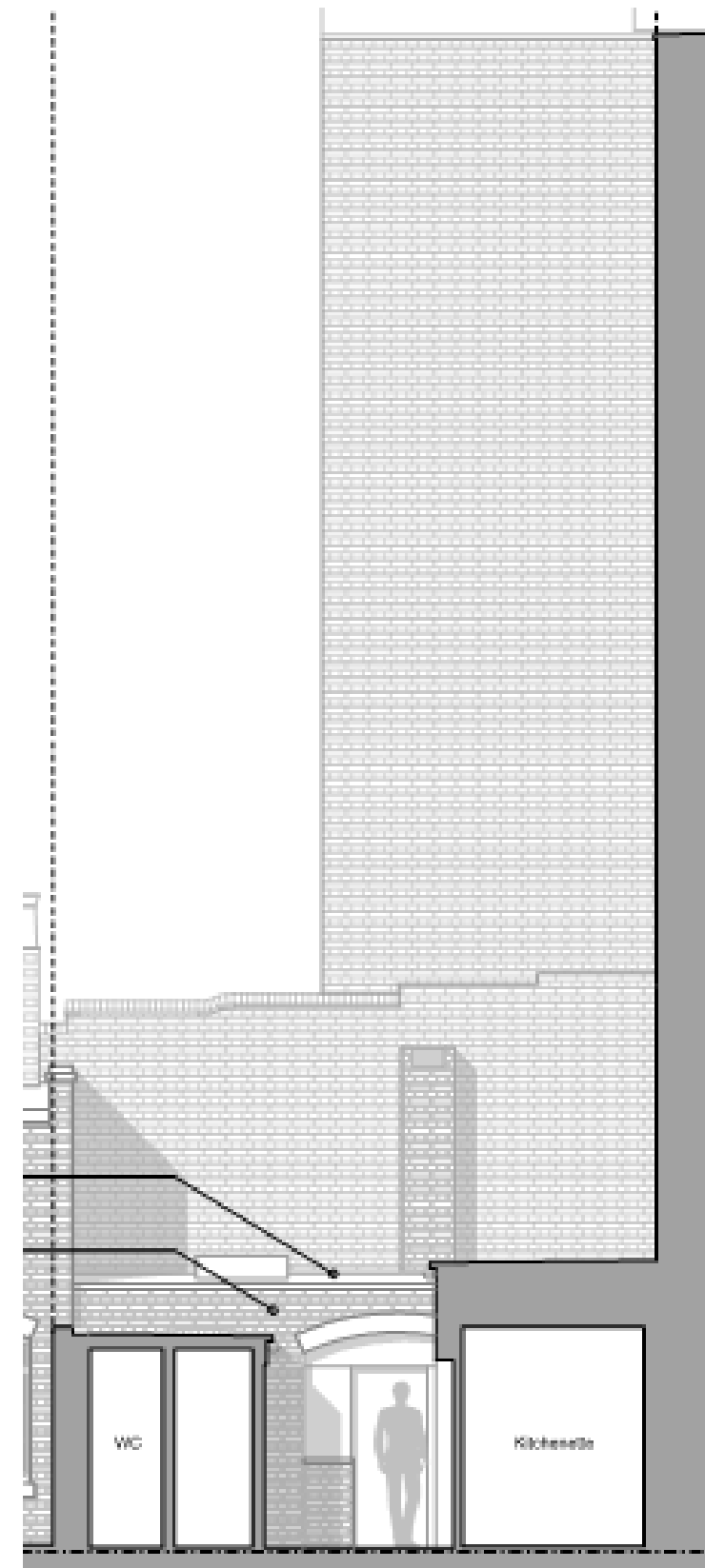
Above: Proposed Third Floor Plan



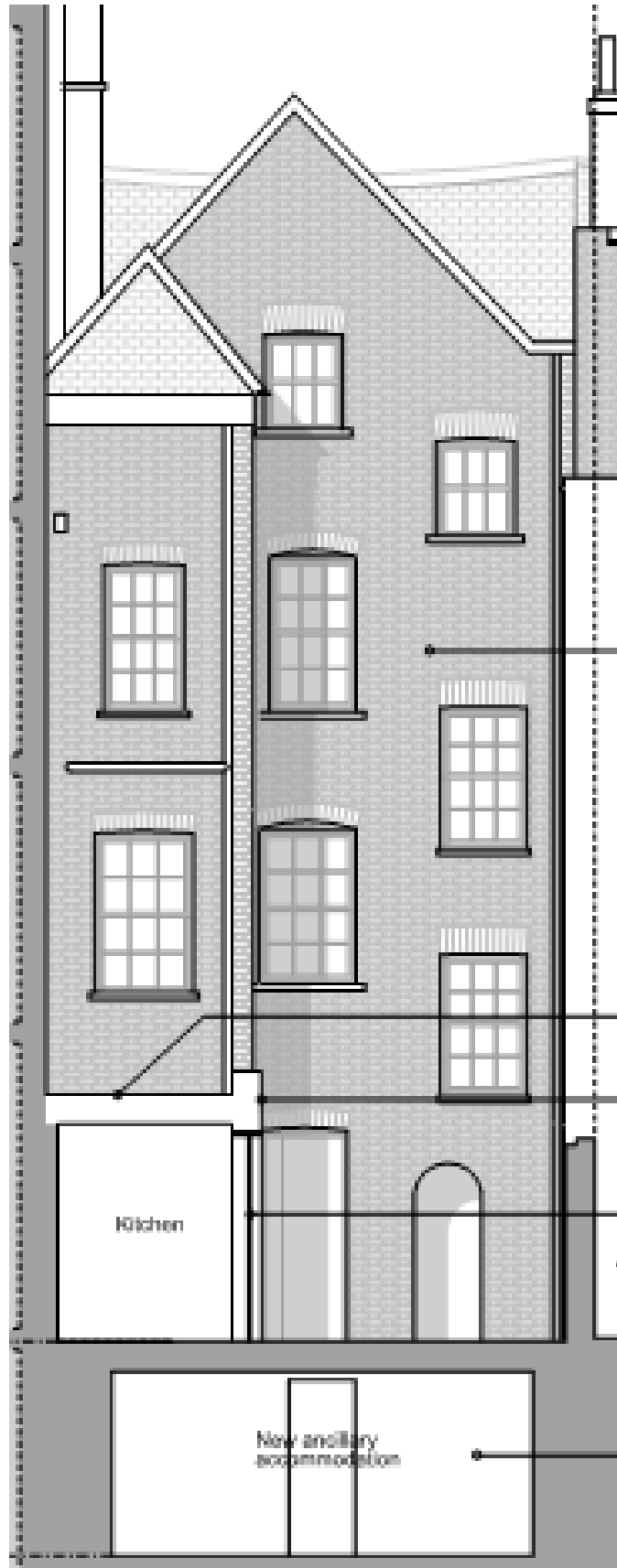
Above: Proposed Roof Floor Plan



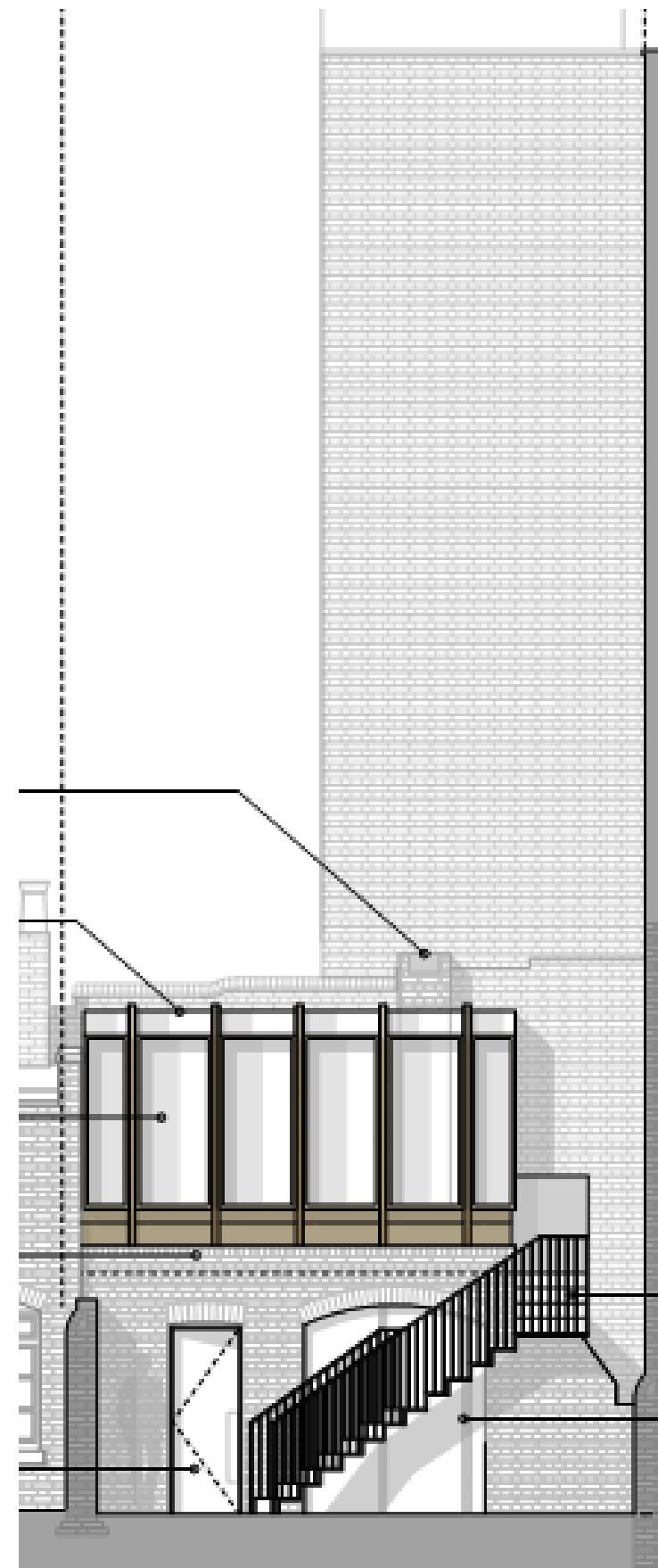
Above: Existing Rear Section



Above: Existing Section Through Front of Workshop Building



Above: Proposed Rear Section



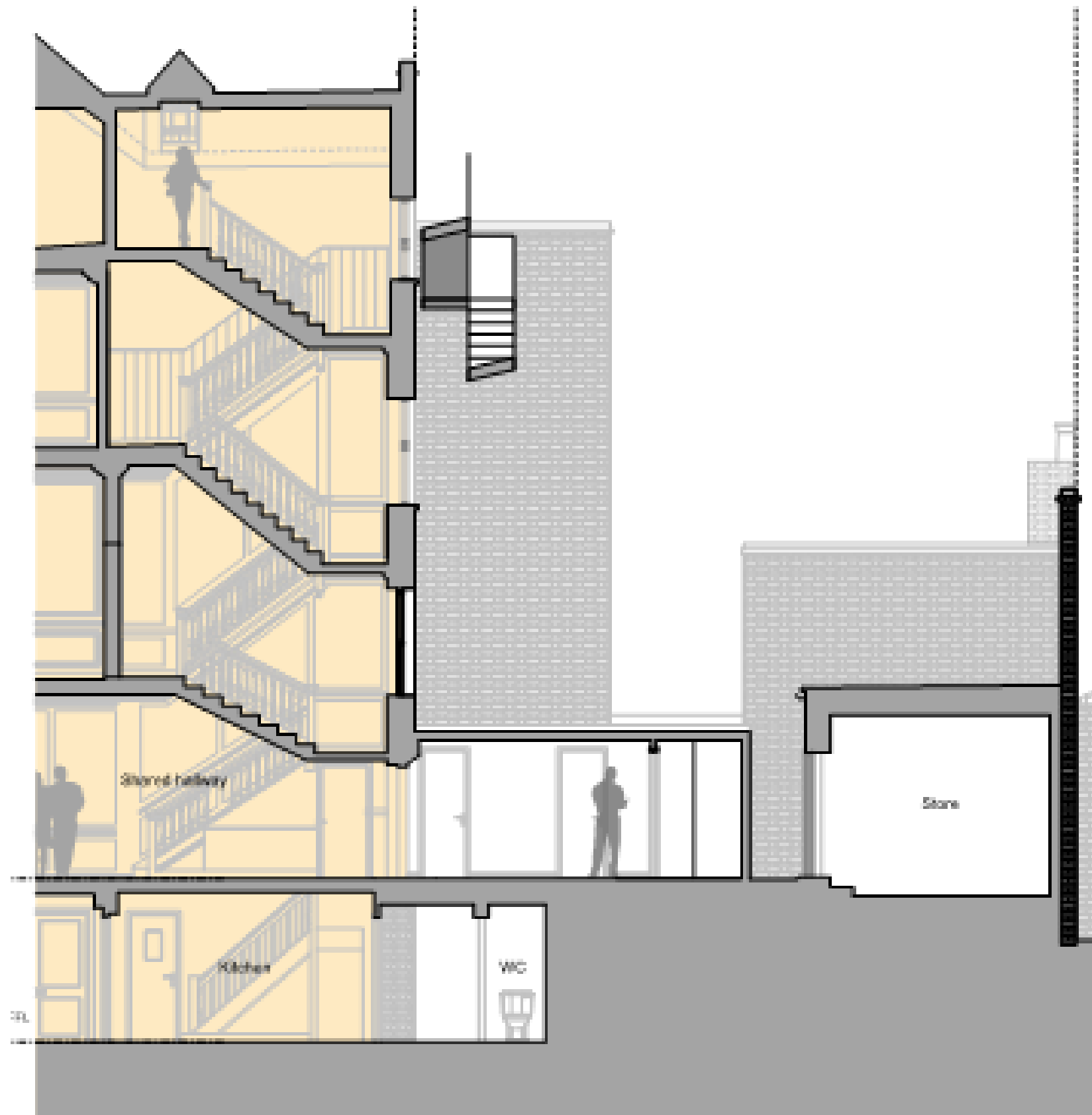
Above: Proposed Section Through Front of Workshop Building



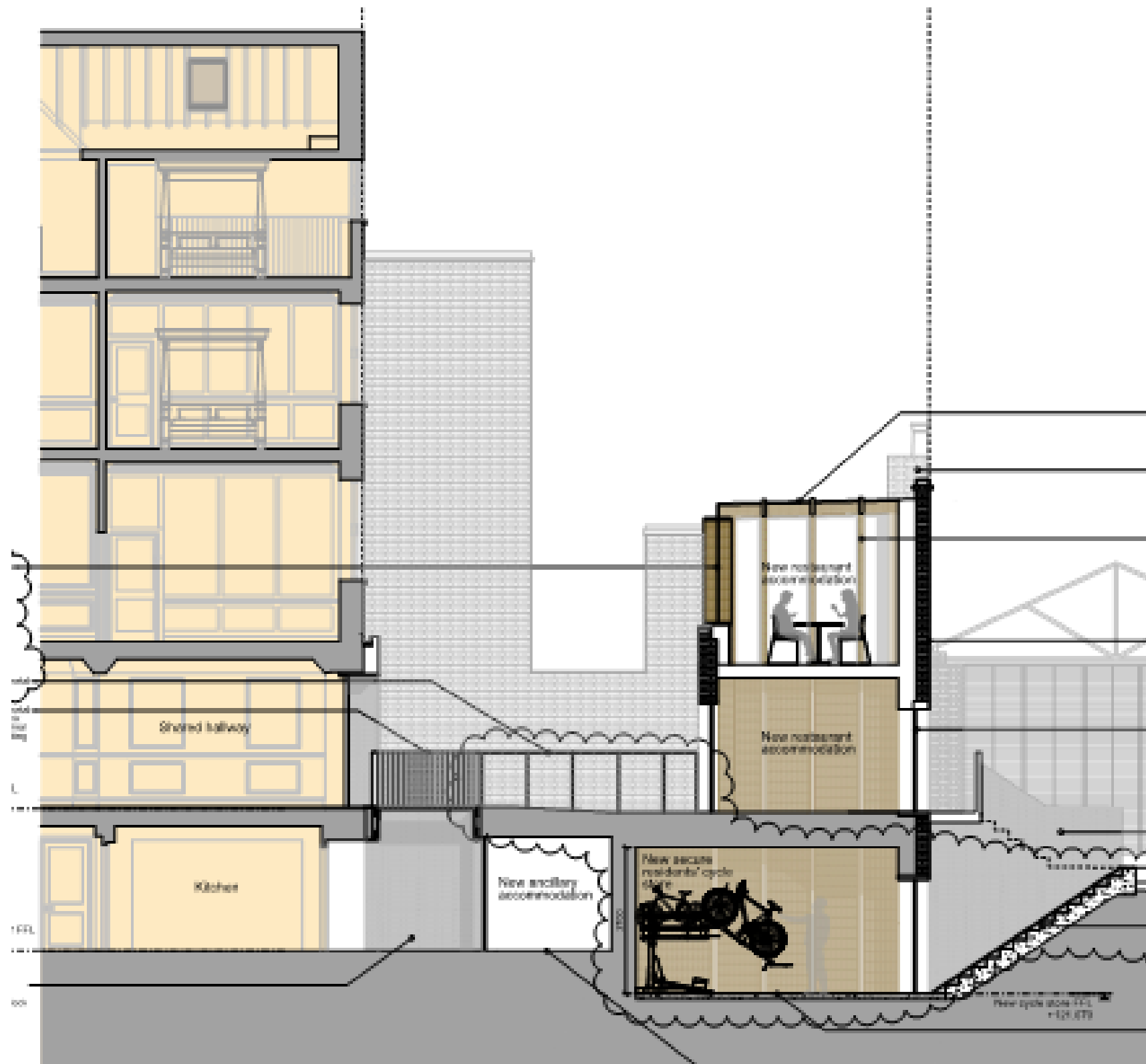
Above: Existing West Section



Above: Proposed West Section



Above: Existing East Section



Above: Proposed East Section



Above: Proposed Section CGI



All: Proposed CGIs