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FAO Sarah Freeman

12 July 2017

BY PLANNING PORTAL

Dear Sarah,

**RE: LISTED BUILDING CONSENT APPLICATION FOR TEMPORARY REMOVAL OF TIMBER  
PANELS ON 1<sup>ST</sup> AND 2<sup>ND</sup> LEVEL AT 26 DENMARK STREET, LONDON, WC2H 8NN**

**COVERING LETTER AND DESIGN AND ACCESS STATEMENT**

**PLANNING PORTAL REF: PP-06223342**

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On behalf of Consolidated Developments Ltd, please find enclosed an application for Listed Building Consent (LBC) for temporary works to 26 Denmark Street.

This LBC application is submitted to secure the temporary removal of a selection of timber panels on the 1<sup>st</sup> and 2<sup>nd</sup> floors of 26 Denmark Street (Grade II Listed Building) to enable structural investigatory works to be undertaken. This application should be read in the context of the following relevant planning history in relation to the wider St Giles Circus development site:

*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 basement Event Gallery space to be used for community events, exhibitions, product launches, live music, awards ceremonies, conference and fashion shows (sui generis); an urban gallery with internal LED screens, to be used for circulation space, retail, advertising, exhibitions, brand and product launches, corporate events, screenings, exhibitions and events (sui generis); flexible A1/A3 floorspace; 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 20-28 Denmark Street, 4 Flitcroft Street and 1 Book Mews to provide office floorspace, private residential floorspace and affordable residential floorspace and retail floorspace. Provision of a new pedestrian route from Andrew Borde Street to Denmark Street at ground floor level. (Ref: 2012/6858/P, approved 31 March 2015).*

Two S73 applications (ref: 2015/3900 and 2015/6939/P) for the above permission have subsequently been approved. Two Listed Building Consent for 26 Denmark Street also exist in association of the above planning permissions as follows:

*Alterations to include the replacement of modern clay tiles with reclaimed natural slate, repair and refurbishment of existing brickwork, windows and shopfront (Ref: 2012/6870/L, approved 31 March 2015)*

*Repairs and restoration to 22 Denmark and 26 Denmark Street; demolition and rebuilding of 23 Denmark Place as a single storey structure; creation of basement space and temporary moving of 22 Denmark Place to facilitate development (Ref: 2015/6937/L, approved 19 April 2016)*

#### **Pre-Application Advice**

Pre-Application discussions have taken place with the Council's Conservation Officer (ref. 2016/5056/PRE), where it was confirmed that the proposed works would need Listed Building Consent and would need to be supported by a heritage statement, structural engineer statement and method statement.

#### **Submission**

In addition to this covering letter, the following documents are submitted in support of this application for Listed Building Consent:

- Site Location Plan;
- Orms Submission Pack, including Heritage Statement (Alan Baxter Associates), Structural Engineers's Supporting Statement (Engenuiti Statement) and Joinery Method Statement (Sweeney Ltd)
- Appendix 01: St Giles Circus Heritage Statement, 26 Denmark Street and 22-23 Denmark Place (Alan Baxter Associates), December 2015
- Appendix 02: Drawing – No.26 Denmark Street Existing First and Second Floor – Internal Strip Out & Investigation Works, Orms, Revision P8 June 2017.

I trust the enclosed is sufficient for your purposes and I look forward to discussing the proposals with you in due in 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.

Yours sincerely,



Freya Turtle  
Associate

Enc.