

7 Denmark Street, WC2H 8LZ, refs:
2017/3142/P and 2017/3191/L



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All: Proposed CGIs



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

Delegated Report		Analysis sheet	Expiry Date:	08/08/2017
(Members Briefing)		N/A / attached	Consultation Expiry Date:	29/06/2017
Officer			Application Number(s)	
Jonathan McClue			i) 2017/3142/P ii) 2017/3191/L	
Application Address			Drawing Numbers	
7 Denmark Street London WC2H 8LZ			Refer to Draft Decision Notices	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
<p>i) Partial demolition of single storey rear elements (WCs); erection of additional storey (to create a first floor) to the rear workshop building to create an eating area for the existing bar (A4) use; bridge link and stairwell in rear yard; rear entrance and stairwell from Book Mews and associated external and internal alterations.</p> <p>ii) Partial demolition of single storey rear elements (WCs); erection of additional storey (to create a first floor) to the rear workshop building; bridge link and stairwell in rear yard; rear entrance and stairwell from Book Mews and associated external and internal alterations to the listed building.</p>				
Recommendation(s):		<p>i) Grant Conditional Planning Permission ii) Grant Listed Building Consent</p>		
Application Type:		<p>i) Full Planning Permission ii) Listed Building Consent</p>		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notices					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	06	No. of objections	01
Summary of consultation responses:	<p>i) The planning application was advertised in the local press on 08/06/2017 and a site notice was displayed from 07/06/2017</p> <p>ii) The listed building consent was advertised in the local press on 08/06/2017 and a site notice was displayed from 07/06/2017</p> <p>No third party responses were received from individual occupiers.</p>					
CAAC/Local groups comments:	<p><u>Covent Garden Community Association (CGCA), objected on 15/06/2017:</u></p> <p>‘Despite the slight modifications from the previous application, the CGCA continues to object to these proposals. The proposed additional storey and design of the rear mews building would result in an inappropriate increase in bulk/massing that harms 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. In particular, the CGCA is concerned about noise and light escaping from the proposed glass box design, and this would have a negative impact on residential amenity and the character of the conservation area. The windowed design of the additional storey also would have an impact on privacy for adjacent residents.’</p> <p><u>Officer response:</u> <i>The works being objected to gained a resolution to grant subject to a Section 106 legal agreement under 2016/0088/P and 2016/0143/L (at Planning Committee on 02/06/2017), with the addition of a basement. Matters relating to design are addressed within paragraphs 3.4-3.10 within the main body of the report and amenity issues are addressed within paragraphs 4.1-4.7.</i></p> <p><u>Transport for London (TfL), commented on 22/06/2017:</u> The site is not on the Transport for London Road Network (TLRN), and therefore TfL would have no strategic concerns. The applicant should include details of cycle parking provision for the B1 floorspace provided. Two long-stay and two short-stay spaces are required for the employees and visitors to the building (see London Plan policy 6.13). This should be secured by condition.</p> <p><u>Officer response:</u> <i>The office space is not increasing its size as a result of the proposal and is subject to approval under 2012/6858/P. The main approval under 2012/6858/P included space for 20 cycles within the yard to Book Mews, which are required via planning condition.</i></p> <p>Historic England Greater London Archaeological Advisory Service (GLAAS),</p>					

commented on 16/06/2017:

Having considered the proposals with reference to information held in the Greater London Historic Environment Record and/or made available in connection with this application, GLAAS conclude that the proposal is unlikely to have a significant effect on heritage assets of archaeological interest.

London Underground Infrastructure Protection, commented on 13/06/2017:

Wrote to confirm that they have no comment to make on this planning application.

Crossrail Limited, commented on 02/06/2017:

The site of this planning application is identified outside the limits of land subject to consultation under the Safeguarding Direction. Crossrail Limited confirmed that they do not wish to make any comments on this application as submitted.

Historic England, commented on 07/06/2017:

Wrote to confirm that the applications should be determined in accordance with national and local policy guidance, and on the basis of the Council's own specialist conservation advice. The necessary letter of authorisation for the Council to determine the application was referred the case to National Planning Casework Unit.

Site Description

The application site comprises the main building, its rear yard and outbuilding/workshop, along with a small section of Book Mews to the rear. The site is listed as 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.

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.

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).

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).

Relevant History

Application site

P13/34/C/19830: Planning permission was granted and nos. 6 and 7 Denmark Street for the change of use to offices, storage and residential and extensions to the rear on 16/05/1975.

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.

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.

2016/0088/P and 2016/0143/L: Planning permission and listed building consent was withdrawn for the partial demolition of single storey rear elements, an additional storey to the rear workshop building to create an eating area for the existing bar (A4) use, a basement extension to provide additional office (B1a) space and new residential bicycle storage and associated works on 07/12/2016. The proposals were presented to the Planning Committee on 02/06/2017 and were given a resolution to grant subject to planning conditions. It is noted that the scheme was only brought to the Committee as

it required a Basement Construction Plan (BCP) to be secured via Section 106. The applicant eventually withdrew the applications, as the basement proposal and relevant BCP obligation were too onerous. The current planning and listed building consent submission is similar to these earlier proposals, apart from the basement works which have been omitted.

Wider application (St Giles) site

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

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.

A Minor Material Amendment was granted on 08/08/2016 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.

A Minor Material Amendment and listed building consent were granted on 15/02/2017 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.

Two Minor Material Amendments have a resolution to grant subject to a Section 106 legal agreement (agreed at Development Control Committee on 06/04/2017) under 2016/5690/P and 2016/5692/P for the variations of conditions 33, 34, 49 and the removal of 50 of planning permission 2012/6858/P dated 31/03/15. The variations allow the extension of hours for the A1, A3 and A4 uses, the increase in capacity and number of late night events for the urban gallery and basement venues.

Relevant policies

NPPF 2012

London Plan 2016

Camden Local Plan June 2017

Policy C3 (Cultural and leisure facilities)
Policy C5 (Safety and security)
Policy E3 (Tourism)
Policy A1 (Managing the impact of development)
Policy A4 (Noise and vibration)
Policy D1 (Design)
Policy D2 (Heritage)
Policy TC2 (Camden's centres and other shopping areas)
Policy TC4 (Town centres uses)
Policy T1 (Prioritising walking, cycling and public transport)
Policy T2 (Parking and car-free development)

Camden Planning Guidance

CPG1 (Design) 2015
CPG3 (Sustainability) 2015
CPG5 (Town Centres, Retail and Employment) September 2013
CPG6 (Amenity) 2011
CPG7 (Transport) 2011

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

Assessment

1.0 Proposal

1.1 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 associated internal and external works to the listed buildings.

1.2 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.

1.3 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).

1.4 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.

1.5 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.

1.6 As mentioned within the relevant history section (above), the applications are similar to previous proposals under 2016/0088/P and 2016/0143/L. These applications were presented to the Planning

Committee on 02/06/2017 and were given a resolution to grant subject to planning conditions. The current planning and listed building consent submission is similar to these earlier proposals, apart from the basement works which have been omitted. On this basis, the proposals have been agreed in principle by the Local Planning Authority.

2.0 Land use

2.1 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.

2.2 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.

2.3 The existing office within the basement and upper floor residential units do not form part of the proposals. Their use is permitted under 2012/6858/P and no amendments to them are proposed as part of the current applications.

2.4 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.

2.5 Based on the above the proposal is considered acceptable in land use terms. The A4 use on site would be enhanced by the proposal, while the others would not be affected.

3.0 Design, Impact on the Conservation Area and Listed Building

Statutory Duty and Assessment of Harm

3.1 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.

3.2 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.

3.3 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

3.4 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.

3.5 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.

3.6 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.

Extension and alterations to rear workshop building

3.7 The rear workshop structure has suffered unsympathetic alterations through its history. The proposals to better reveal it and the works to repair and consolidate fabric are welcomed, as they would result in an enhancement to the building and the conservation area. 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.

3.8 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 ensure that the proposed double glazing would not 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.

3.9 At first floor level, an additional story 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.

Conclusion

3.10 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. 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.

4.0 Neighbouring Amenity

Noise and disturbance

4.1 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.

4.2 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.

4.3 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

4.4 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

4.5 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.

4.6 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.

4.7 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.

5.0 Transport

5.1 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

5.2 The proposal would result in the loss of public house (A4) space. Therefore, there would be no requirement for cycle parking. Residential units (C3) and office space (B1a) were approved under 2012/6858/P. These uses do not form part of the proposal. Cycle parking is provided in Book Mews to the rear as part of 2012/6858/P.

Other matters

5.3 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.

6.0 Community Infrastructure Levy

6.1 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.

7.0 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 additional eating area has been carefully designed and conditions would be attached to protect the amenities of adjoining occupiers.

8.0 Recommendation: i) Grant Conditional Planning Permission and ii) Grant Listed Building Consent

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 17th July 2017, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Miss Freya Turtle
Iceni Projects Ltd
Flitcroft House 114-116 Charing Cross
Road London WC2H 0JR

Application Ref: **2017/3142/P**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

6 July 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**7 Denmark Street
London WC2H 8LZ**

Proposal: Partial demolition of single storey rear elements (WCs); erection of additional storey (to create a first floor) to the rear workshop building to create an eating area for the existing bar (A4) use; bridge link and stairwell in rear yard; rear entrance and stairwell from Book Mews and associated external and internal alterations.

Drawing Nos: (1401_7D(PL-EX/PL)00); (1401_7D(PL-EX)00-03 and 10-14); (1401_7D(PL)00-03, 10-12, 14-16 and 20); Design + Access Statement dated March 2017 and Heritage Statement dated March 2017.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 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).

Executive Director Supporting Communities



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans (1401_7D(PL-EX/PL)00); (1401_7D(PL-EX)00-03 and 10-14); (1401_7D(PL)00-03, 10-12, 14-16 and 20); Design + Access Statement dated March 2017 and Heritage Statement dated March 2017.

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 policies D1 and D2 of the Camden Local Plan June 2017.

- 4 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 policies A1 and A4 of the Camden Local Plan June 2017.

- 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 CC1, CC2 and CC4 of the Camden Local Plan June 2017.

- 6 The double glazed windows to the first floor of the rear workshop building, as annotated in drawing no. (1401_7D(PL))02 and 12, 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 A1 of the Camden Local Plan June 2017.

- 7 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 policies A1 and A4 of the Camden Local Plan June 2017.

- 8 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 A1 and A4 of the Camden Local Plan June 2017.

- 9 The courtyard area shall 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, and the rear door to the rear workshop building labelled as 'access to Book Mews' on drawing no. 1401_7D(PL)01, 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 policies A1 and A4 of the Camden Local Plan June 2017.

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 be 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

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully

Director of Regeneration and Planning

DRAFT

DECISION

Iceni Projects Ltd
Flitcroft House 114-116 Charing Cross
Road London WC2H 0JR

Application Ref: **2017/3191/L**
Please ask for: **Jonathan McClue**
Telephone: 020 7974 **4908**

6 July 2017

DRAFT

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:

**7 Denmark Street
London WC2H 8LZ**

Proposal: Partial demolition of single storey rear elements (WCs); erection of additional storey (to create a first floor) to the rear workshop building; bridge link and stairwell in rear yard; rear entrance and stairwell from Book Mews and associated external and internal alterations to the listed building.

Drawing Nos: (1401_7D(PL-EX/PL)00); (1401_7D(PL-EX)00-03 and 10-14); (1401_7D(PL)00-03, 10-12, 14-16 and 20); Design + Access Statement dated March 2017 and Heritage Statement dated March 2017.

The Council has considered your application and decided to grant 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.

Executive Director Supporting Communities



- 2 The works hereby approved are only those specifically indicated on the drawings referred to below:

(1401_7D(PL-EX/PL)00); (1401_7D(PL-EX)00-03 and 10-14); (1401_7D(PL)00-03, 10-12, 14-16 and 20); Design + Access Statement dated March 2017 and Heritage Statement dated March 2017.

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

- 3 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 D2 of the Camden Local Plan June 2017.

- 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: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan June 2017.

- 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: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan June 2017.

- 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: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan June 2017.

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

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan June 2017.

- 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: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan June 2017.

- 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: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan June 2017.

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.

You can find advice about your rights of appeal at:

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

Yours faithfully

Director of Regeneration and Planning