

Miss Freya Turtle
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**

17 July 2017

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 Listed Building Consent subject to the following condition(s):

Conditions And Reasons:

- 1 The works hereby permitted shall be begun not later than the end of three years from the date of this consent.

Reason: In order to comply with the provisions of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.



- 2 The works hereby approved are only those specifically indicated on the 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.

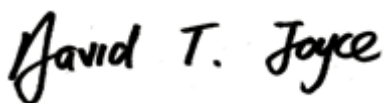
Informative(s):

- 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



David Joyce
Director of Regeneration and Planning