

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

Application Ref: **2017/3994/L**
Please ask for: **Sarah Freeman**
Telephone: 020 7974 **2437**

7 August 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
26 Denmark Street
London
WC2H 8NN

Proposal: Temporary removal of internal timber panelling at first and second floor levels to allow for structural investigatory works.

Drawing Nos: Site Location Plan 1793PLEX018-SP_P6; Design & Access Statement prepared by ORMS architects, dated July 2016; Engineer's Statement prepared by Engenuiti, dated 30 June 2017; Joinery Method Statement prepared by JJ Sweeney LTD, dated 13 March 2017; Heritage Statement prepared by Alan Baxter Associates, dated 04 December 2015; Heritage Statement Addendum: Record of Decorative Scheme in the First Floor Front Room prepared by Alan Baxter Associates, dated August 2017; 1793PLEX018-21_P8.

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

- 2 The works hereby approved are only those specifically indicated on the following drawing(s): Site Location Plan 1793PLEX018-SP_P6; Design & Access Statement prepared by ORMS architects, dated July 2016; Engineer's Statement prepared by Engenuiti, dated 30 June 2017; Joinery Method Statement prepared by JJ Sweeney LTD, dated 13 March 2017; Heritage Statement prepared by Alan Baxter Associates, dated 04 December 2015; Heritage Statement Addendum: Record of Decorative Scheme in the First Floor Front Room prepared by Alan Baxter Associates, dated August 2017; 1793PLEX018-21_P8.

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 existing adjacent 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 2017.

- 4 The temporarily removed sections of timber panelling shall be clearly labelled and stored on site. Following the structural assessment and any subsequent repair works identified the panelling shall be reinstated in line with the approved joinery method statement.

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.

Informative(s):

- 1 No. 26 Denmark Street is a three bay, three storey brick former townhouse dating to the 1680s with later alterations and conversion of the ground floor to a shop. It retains its original plan form and some historic joinery internally, and is a rare early example of a London terrace house and therefore of very high significance. The building is in poor condition and is on the Historic England Heritage At Risk register.

The proposals relate to the temporary removal of sections of timber panelling at first and second floor levels, immediately adjacent to the front elevation. The works are justified by the need to undertake structural investigation works following the exposure of crack of approximately 50mm between the front façade and perpendicular party wall identified following the recent removal of a contemporary back panel to a cupboard at first floor level. The application details include a method statement setting out the proposed temporary removal and reinstatement

of the panelling. The submitted documentation includes a record of historic 1930s wallpaper, uncovered in July 2017 following the removal of modern plasterboard finishes. While the wallpaper is an unusual survival and of some interest in its own right, its significance is modest in the context of the overall building and it is proposed to be removed as part of the forthcoming restoration works. The works are considered to be necessary to support the long term repair of this Grade II listed building, which could help to remove the building from the Historic England Heritage at Risk Register, and with the below conditions will preserve the building's special interest.

No objections have been received prior to making this decision. The site's planning history has been taken into account when making this decision

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

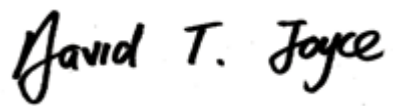
As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 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.
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.
- 5 Please note that any further structural repair works identified following the proposed investigations may require listed building consent.

You can find advice about your rights of appeal at:

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

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style with a large initial 'D' and 'J'.

David Joyce
Director of Regeneration and Planning