

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

Application Ref: **2017/5306/L**
Please ask for: **Sarah Freeman**
Telephone: 020 7974 **2437**

29 September 2017

Dear Sir/Madam

DECISION

Planning (Listed Building and Conservation Areas) Act 1990

Listed Building Consent Granted

Address:
9 Denmark Street
London
WC2H 8LS

Proposal: Internal alterations including structural repair works, installation of utilities cupboard within ground floor hallway, installation of services including vertical riser behind false panelling, repairs to cornice at second floor level and removal of non original partition walls and non-structural framing and temporary removal of matching boarding to rear room at third floor level.

Drawing Nos: 1401_9D(X)100; 1401_9D(X)101; 1401_9D(X)102; 1401_9D(X)200; 1401_9D(X)201; 1401_9D(X)202; 1401_9D(X)500; 1401_9D(X)501; 1401_9D(X)502; 1401_9D(X)503; 1401_9D(X)504; 1401_9D(X)505; 1401_9D(X)506; 1401_9D(X)507; 897-Z3-S-100-1-10; Design & Access Statement dated September 2017; Heritage Statement dated 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 development hereby permitted shall be carried out in accordance with the following approved plans: 1401_9D(X)100; 1401_9D(X)101; 1401_9D(X)102; 1401_9D(X)200; 1401_9D(X)201; 1401_9D(X)202; 1401_9D(X)500; 1401_9D(X)501; 1401_9D(X)502; 1401_9D(X)503; 1401_9D(X)504; 1401_9D(X)505; 1401_9D(X)506; 1401_9D(X)507; 897-Z3-S-100-1-10; Design & Access Statement dated September 2017; Heritage Statement dated 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 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 matchboard panelling at third floor level shall be clearly labelled and stored on site. Details of the wallpaper revealed shall be submitted to the Local Planning Authority for recording purposes. Following this recording and subsequent refurbishment works the panelling shall be reinstated within the original location.

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 The application site comprises a Grade II listed terrace building in the Denmark Street Conservation Area, dating from c1686-89 as part of an estate developed by Samuel Fortrey and Jacques Wiseman. The property has three storeys and a basement with attic dormers behind a low parapet along the front of the building. At the rear the building has an extension that covers the entire former garden area at part basement, ground and first floor level.

The proposals involve internal alterations to the building to incorporate services, to improve the structural stability and to restore various later alterations. It is proposed to amend the previously consented services strategy to incorporate a new riser within a false spine wall, detailed as panelling, to the rear rooms at first, second and third floor levels. The previously approved conversion of the upper floors of this building into separate residential units at each floor poses challenges for incorporating services within sensitive areas of historic fabric. The strip out works

have revealed a high degree of surviving original fabric behind modern finishes. The previously consented proposals incorporated pumped pipework running from the kitchens within the front rooms to the back of the house. Following further consideration it has been demonstrated that this poses significant risk of blocking and subsequent flooding of floors below which could cause irreversible damage to significant interiors. Alternative options have been considered, as set out within the Design and Access Statement. The current proposal to create a false spine wall within the rear rooms would cause some minor harm through the loss of small sections of lath and plaster ceilings and removal of floorboards, however it is considered to be the most sensitive and pragmatic way of incorporating vertical distribution within the building to serve modern requirements. This would not affect both corners of the room, allowing doorways and the recently exposed cupboard joinery to first and second floor levels adjacent to the party wall to remain exposed, and would be a largely reversible alteration that preserves the significant fabric behind the new panelling. The new panelling has been designed to match existing.

It is proposed to re-use existing electrical sockets wherever possible, and to incorporate new sockets into damaged sections of panelling to minimise harm caused to the building fabric.

Structural investigations have been possible following recent strip out of modern fabric and finishes. This has identified the need for strengthening works to beams and joists through the addition of steelwork to beams and new timber joists attached to the existing. The proposed are justified by an Engineer's report and overall the approach has been to retain as much historic fabric as possible, which will help to secure the long term future of the building.

It is also proposed to temporarily remove the existing 19th century matchboarding at third floor level to allow for inspection of historic wallpaper, thought to be Victorian. This will be reinstated following investigation and recording and retained behind the new bathroom fittings.

Other elements of the building proposed to be restored include the hallway arch and panelling and ground floor level, damaged panelling at first and second floor levels, replacement of non-original doors at second floor level and removal of modern applied timber framing and modern angled partition. These works will enhance the significance of the building, helping to restore original detailing and plan form.

Overall the works are considered to preserve the special interest of this Grade II listed building.

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.

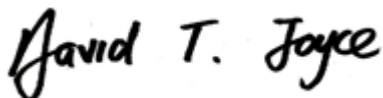
As such, the proposal is in general accordance with policies D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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.

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