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FAO: Alfie Stroud

8<sup>th</sup> December 2017

BY PLANNING PORTAL

Dear Alfie,

**RE: LISTED BUILDING CONSENT APPLICATION**  
**7 DENMARK STREET, LONDON, WC2H 8NN**

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On behalf of Consolidated Developments Ltd, please find enclosed an application for Listed Building Consent (LBC) for 7 Denmark Street.

This LBC application is submitted in regards to internal and structural works to 7 Denmark Street (Grade II\* Listed Building), including:

- Removal of non-original fabric and carefully open up some original fabric to enable further investigative works;
- Reinstatement of period features;
- Structural repair work to the building;
- The integration of improved, modern services to the building.

This application seeks to build upon the principles of the works approved for 9 Denmark Street due to the similarities of the proposals and the refurbishment works proposed.

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. A Listed Building Consent for 7 Denmark Street also exists in association of the above planning permissions as follows:

*Alterations to include the replacement of non-original windows with sliding sash casement windows, replacement of modern clay tiles with reclaimed natural slate, repair and refurbishment of existing brickwork and shopfront, replacement of front roof dormers in connection with the redevelopment of St Giles Circus site. (Ref: 2012/6865/L approved 31 March 2015)*

### **Pre-Application Advice**

Pre-Application discussions have taken place with the Council's Conservation Officer where it was confirmed that the proposed works would need Listed Building Consent and would need to be supported by a heritage statement and structural engineer 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;
- St Giles – Zone 3: 7 Denmark Street Listed Building Application [Design Document] – including drawings
- Heritage Statement produced by Alan Baxter Associates
- Summary Of Structural Assessment and Strengthening Works Required (ref.897-03-XX-LB-S-0001 7DS)

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,



Anna Snow  
Director